

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 16, 2023****FILE NUMBER:** S234-010**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Garden Grove Road, northwest of Beltline Road**DATE FILED:** October 20, 2023**ZONING:** PD 1096PD LINK: [Article 1096.pdf \(dallascityhall.com\)](#)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 2.304-acres**APPLICANT/OWNER:** 1500 S Beltline, LLC**REQUEST:** An application to create one 2.304-acre lot from a tract of land in City Block 8821 on property located on Garden Grove Road, northwest of Beltline Road.**SUBDIVISION HISTORY:**

1. S190-099 was a request for the same property as the present request to create one 0.8637-acre lot and one 1.4405-acre lot from a 2.304-acre tract of land in City Block 8821 on property located on South Beltline Road at Garden Grove Drive west corner. The request was approved on March 5, 2020, and was withdrawn on July 23, 2020.
2. S190-088 was a request for the same property as the present request to create a 2.304-acre lot from a tract of land in City Block 8821 on property located on South Beltline Road at Garden Grove Drive west corner. The request was withdrawn on January 31, 2020.
3. S189-168 was a request east of the present request to replat a 0.901-acre tract of land containing part of Lot 1 in City Block A/8820, to create one 0.427-acre lot and one 0.474-acre lot on property located at South Belt Line Road and Garden Grove Drive, east corner. The request was approved on April 18, 2019, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 1096; 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 one.

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:

15. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of Beltline Road. Section 51A 8.602(c).
16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Garden Grove Road. Section 51A 8.602(c).

17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Graden Grove Road & Beltline Road. Section 51A 8.602(d)(1).
18. 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)
19. 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:

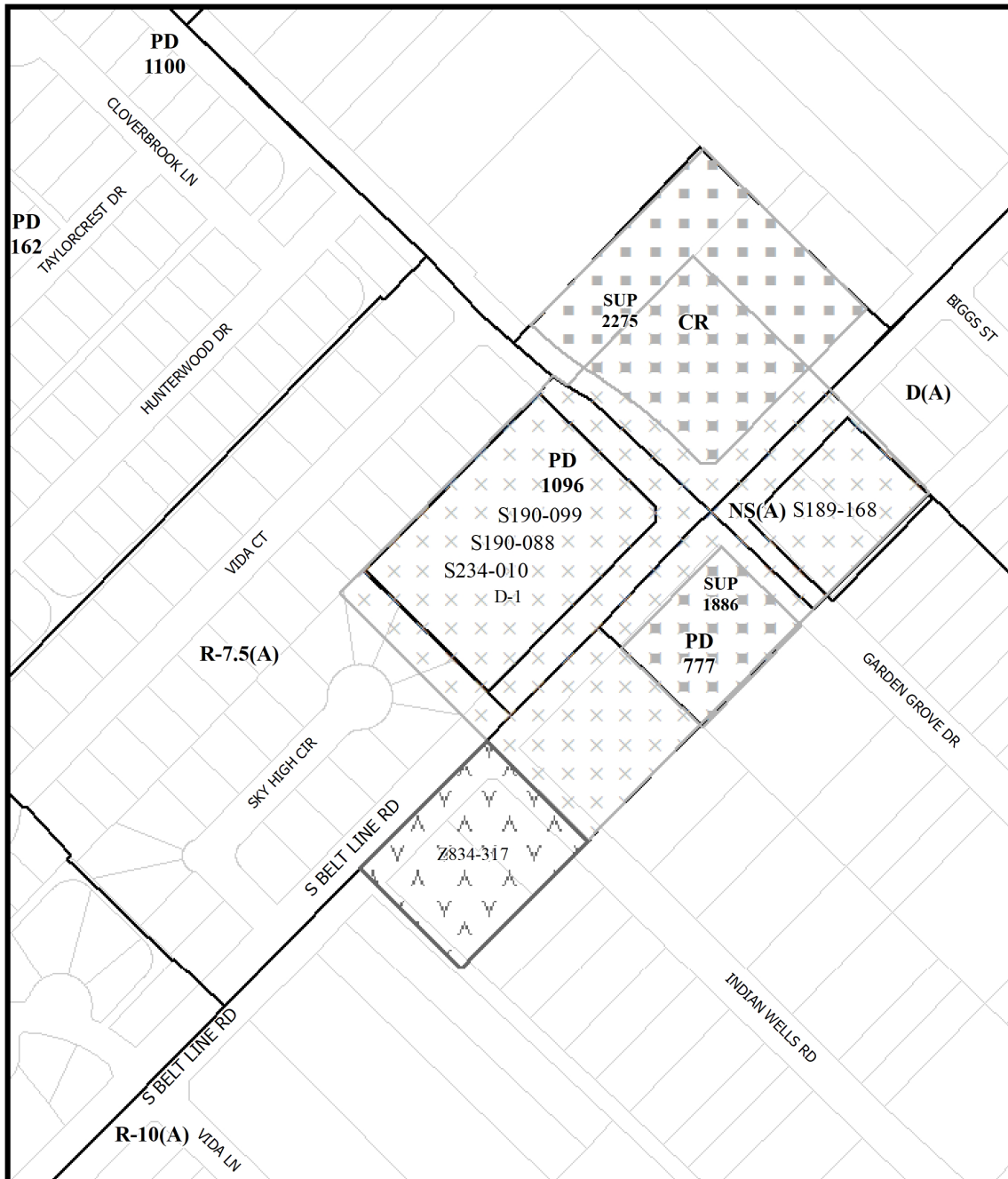
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show how all adjoining right-of-way was created.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. Plat name in Owners Dedication Statement does not match with the plat name on the Title Block. Plat names cannot begin with a number.




Dallas Water Utilities Conditions:

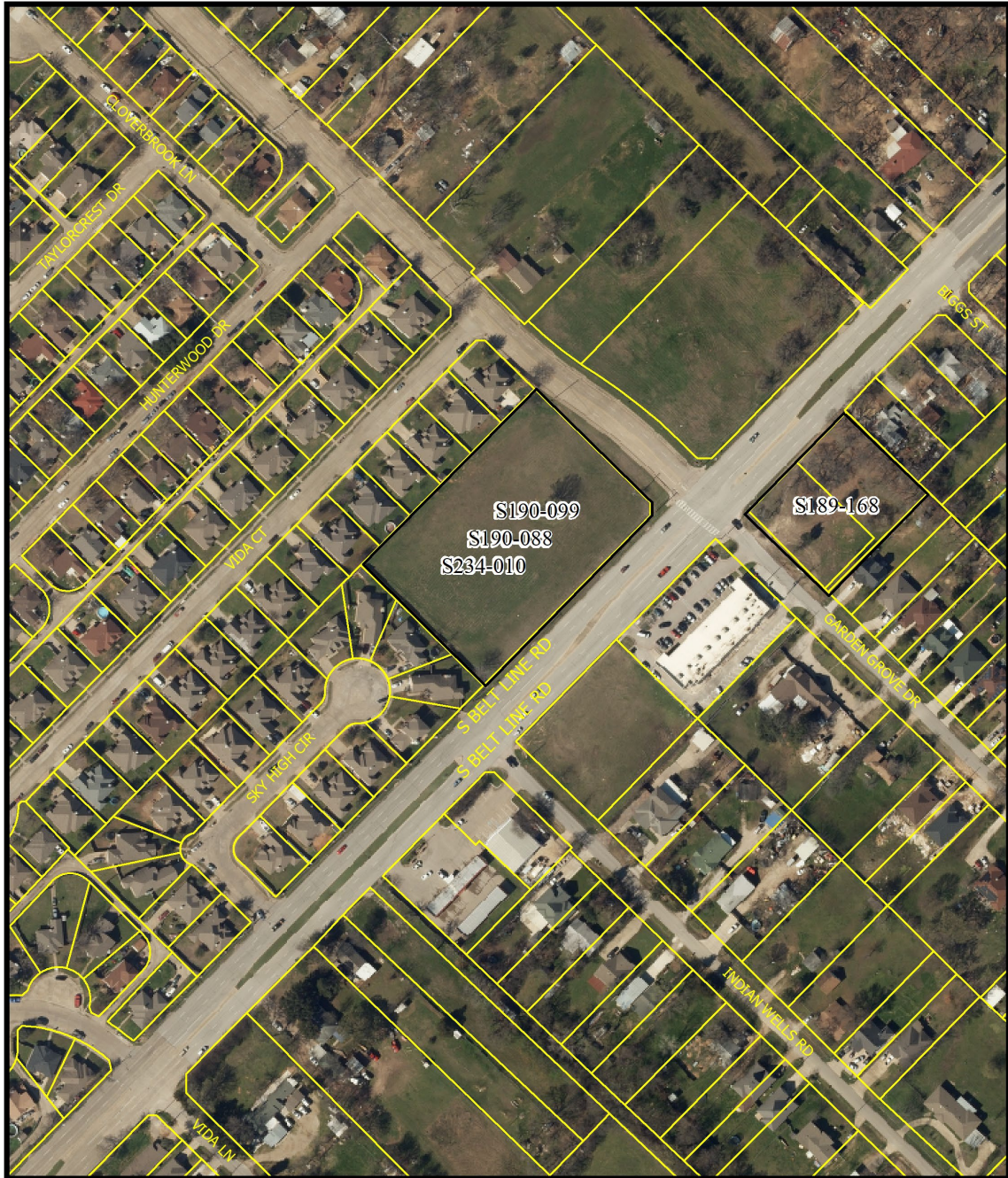
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Name Coordinator GIS, Lot & Block Conditions:

25. On the final plat, change “Garden Grove Road” to “Garden Grove Road (F.K.A. Crawford Road)”.
26. On the final plat, identify the property as Lot 1 in City Block L/8821.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S234-010 </u> Date: <u> 11/2/2023 </u>
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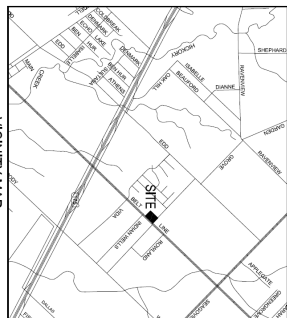
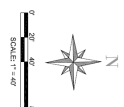
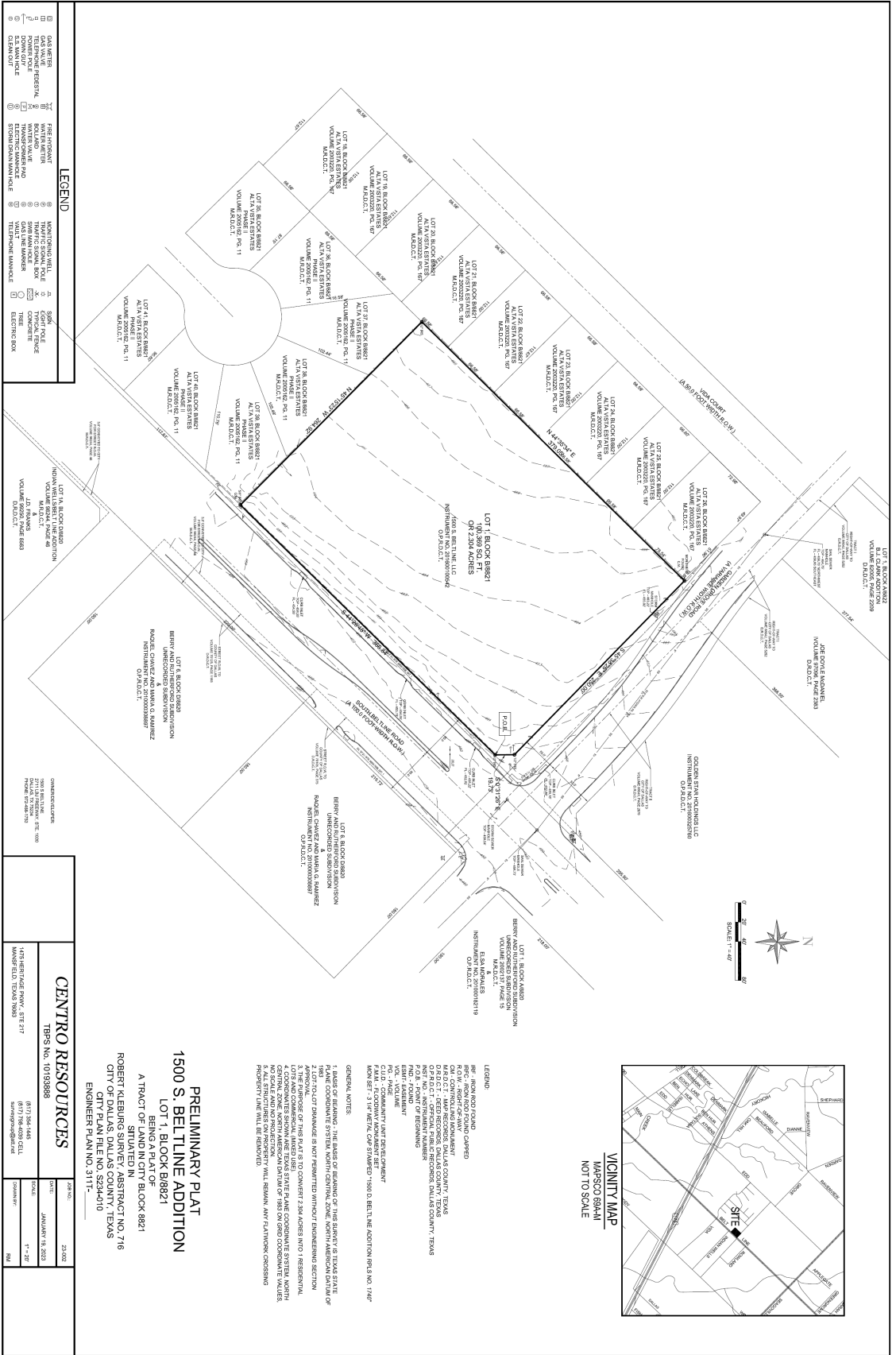
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AERIAL MAP

- Area of Request
- Recent History

Case no: **S234-010**

Date: **11/2/2023**



VICINITY MAP
MAP SCO BEGAN
NOT TO SCALE

LEGEND

- 1. BASE OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM NORTH-CENTRAL ZONE NORTH AMERICAN DATUM OF 1983
- 2. LOT TOTAL DIMENSION IS NOT PERMITTED WITHOUT ENGINEERING SECTION
- 3. THE PURPOSE OF THIS PLAT IS TO CONVERT 2.84 ACRES INTO 1 RESIDENTIAL
- 4. CONDOMINIUM UNITS SHOWN ARE TO BE CONVEYED TO THE STATE PLANE COORDINATE SYSTEM NORTH-CENTRAL ZONE NORTH AMERICAN DATUM OF 1983 BY GRID COORDINATE VALUES
- 5. ALL STRUCTURES AND IMPROVEMENTS WILL REMAIN ANY FUTURE CROSSING
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GENERAL NOTES

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PRELIMINARY PLAT
1500 S. BELTLINE ADDITION
LOT 1, BLOCK B8821
 BEING A PLAT OF
 A TRACT OF SURVEY IN BLOCK 8821
 ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-010
 ENGINEER PLAN NO. 3111-

CENTRO RESOURCES	
TPRS No. 0193388	DATE: 2022
1478 HERTZDALE PWAY., SUITE 217 MCKINNEY, TEXAS 75069	ISSUED: JANUARY 13, 2023
(972) 954-1446 (972) 784-0000 CELL info@centroresources.com	SCALE: 1" = 40'
	BY: [Signature]

