

CITY PLAN COMMISSION**THURSDAY, MARCH 21, 2024****FILE NUMBER:** S234-062**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Anaheim Drive, south of Lyndon B Johnson Freeway**DATE FILED:** February 21, 2024**ZONING:** IR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 1.863-acres**APPLICANT/OWNER:** IMD Motors, Inc.

REQUEST: An application to replat a 1.863-acre tract of land containing part of Lot 1 in City Block 5/6593 and City Block 8500 to create one lot on property located on Anaheim Drive, south of Lyndon B Johnson Freeway.

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 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 30 feet of right-of-way (via fee simple) from the established center line of Forst Lane. *Section 51A 8.602(c)*
16. TxDOT approval may be required for any driveway modification or new access.
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) Section 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
21. On the final plat, chose a new or different addition name.

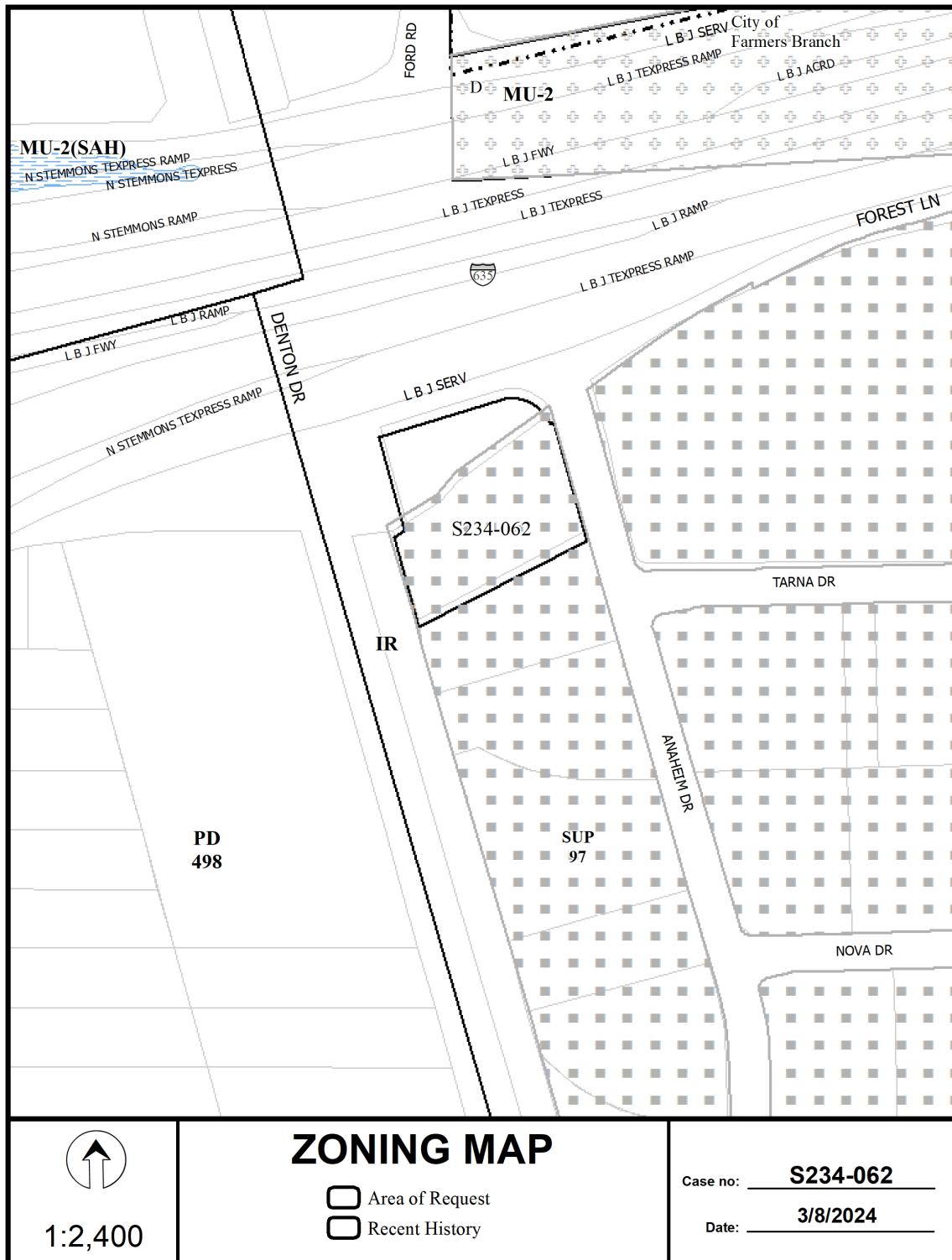
Dallas Water Utilities Conditions:

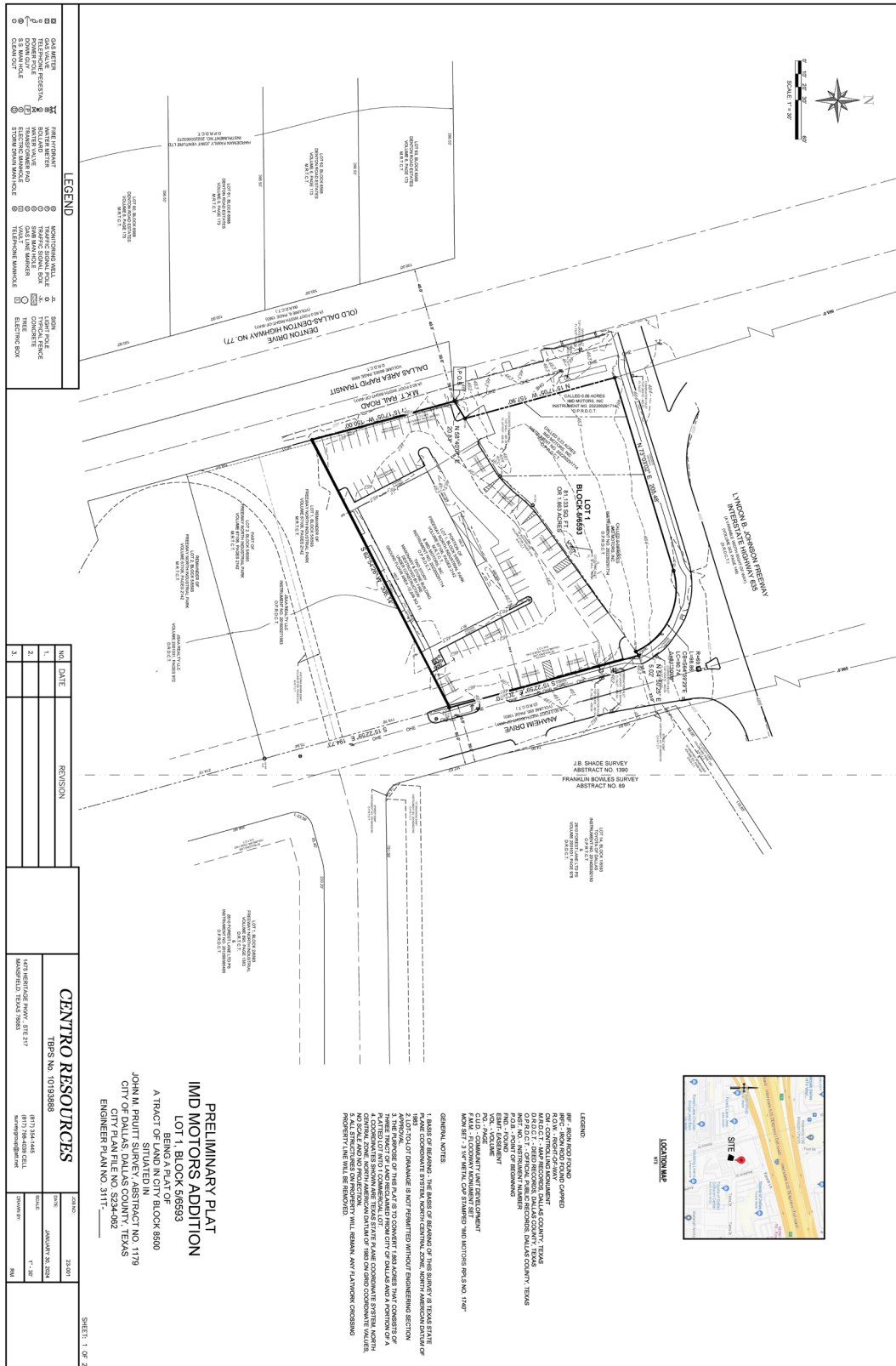
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed

water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Name / GIS, Lot & Block Conditions:

23. On the final plat, change “Lyndon B. Johnson Freeway Interstate Highway 635” to “Lyndon B. Johnson Freeway/ Interstate Highway No. 635”.
24. Provide documentation for “Denton Drive (Old Dallas-Denton Highway No. 77)”. Change “old” to “FKA”.
25. On the final plat, add “Tarna Drive” to unnamed ROW.
26. On the final plat, identify the property as Lot 1A in City Block 5/6593.





COUNTY OF DALLAS-

[illegible]

THAT ILLD MOTORS, INC., acting by and through their duly authorized agents, do hereby adopt this plan, designating the herein described

[illegible]

Welder main and wastewater assessments shall also include additional areas of working space for construction and maintenance of the system. Additional assessment area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2024

BY: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for Dallas County

I, Larry Lerman, Investigator Professional Land Surveyor, licensed by the State of Texas, affirm that this plan was prepared under my direct supervision, from recorded documentation, evidence collected on the ground

using land operations and other related documentation, and that was not substantially "comparable" with the "Ordinance and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19425, as amended), and Texas Local Government Code, Chapter 212. I further affirm that no documentation shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 514-8.617 (a)(b)(c)(d) & (e); and that the digital drawing I am accompanying this plat is a precise representation of this Signed Final Plat.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED

Larry Turman

Date _____

Revised: Reorganized and Reprinted: Nov. 1940

STATE OF TEXAS:
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this _____ day of _____, 2024, personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for Dallas County, Texas

[illegible]

OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, STATE OF TEXAS,
HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR
APPROVAL WITH THE CITY PLAN COMMISSION OF THE CITY OF DALLAS
ON THE _____ DAY OF _____ A.D. 20____
AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____
A.D. 20____ BY SAID COMMISSION.

CHAIRPERSON OR VICE CHAIRPERSON
CITY PLAN COMMISSION
DALLAS, TEXAS

ATTEST

SECRET

PRELIMINARY PLAT
IMD MOTORS ADDITION
LOT 1, BLOCK 5/6593
BEING A PLAT OF
A TRACT OF LAND IN CITY BLOCK 8500
SITUATED IN
JOHN M. PRUITT SURVEY, ABSTRACT NO. 1177
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-062
ENGINEER PLAN NO. 3117-_____

CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-062
ENGINEER PLAN NO. 311T-_____

2 40 2 :177US

LEGEND	
①	MONITORING WELL
②	TRAPPIED SURFACE POLE
③	TRAPPIED SURFACE BOX
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OWNER/ENGINEER:	
MID NORTON, INC.	
2000 W. 10TH AVE.	
DENVER, CO 80202	
PHONE: 313-425-0994	
NO.	REVISION
1.	
2.	
3.	

CENTRO RESOURCES, LLC	
TBP#s No. 10193898	
4425 HERRINGDALE AVENUE, SUITE 217 MARIETTA, GA 30067	
(815) 584-1448	(817) 798-0059 CELL
wagnerp@centro.com	
DOB NO.	25-GM
DATE	JANUARY 30, 2024
TIME	7:30
CLASS	PM