

CITY PLAN COMMISSION**THURSDAY, MARCH 21, 2024****FILE NUMBER:** S234-066**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Dowdy Ferry Road, north of Lyndon B Johnson Freeway/ Interstate Highway No. 20**DATE FILED:** February 22, 2024**ZONING:** CS**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 2.0631-acres**APPLICANT/OWNER:** 635-Dowdy Venture**REQUEST:** An application to create one 2.0631-acre lot from a tract of land in City Block 8524 on property located on Dowdy Ferry Road, north of Lyndon B Johnson Freeway/ Interstate Highway No. 20.**SUBDIVISION HISTORY:**

1. S201-551 was a request east of the present request to create one 53.6165-acre lot from a tract of land in City Block 8524 on property located on Dowdy Ferry Road, north of Lyndon B. Johnson Freeway. The request was approved on January 7, 2021, and was withdrawn on February 21, 2024.

STAFF RECOMMENDATION: The request complies with the requirements of the CS Commercial Service 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 50 feet of right-of-way (via fee simple) from the established center line of Dowdy Ferry Road. *Section 51A 8.602(c)*
16. TxDOT approval may be required for any driveway modification or new access point(s).
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*

Flood Plain Conditions:

18. On the final plat, determine the 100-year water surface elevation across this addition.
19. 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

20. 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
21. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
22. 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.*
23. 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)*
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

25. Prior to final plat, submit a completed final plat checklist and all supporting documents.
26. On the final plat, show the correct recording information for the subject property.
27. On the final plat, show recording information on all existing easements within 150 feet of the property.
28. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

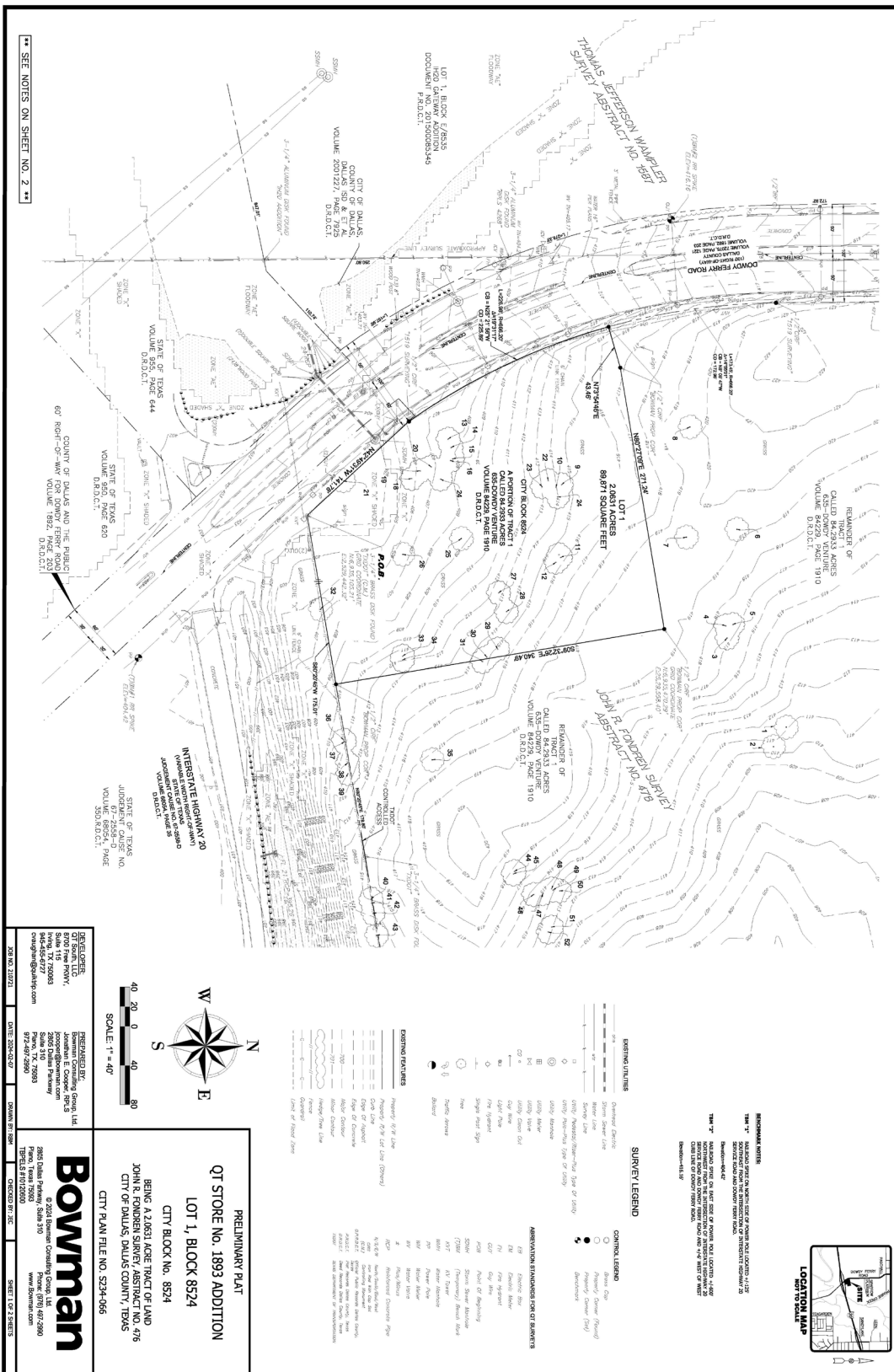
29. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. 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).
31. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Name / GIS, Lot & Block Conditions:

32. On the final plat, change "Interstate Highway 20" to "Lyndon B Johnson Freeway/ Interstate Highway No. 20".
33. On the final plat, identify the property as Lot 1 in City Block A/8524.







SEE NOTES ON SHEET NO. 2

DEVELOPER:
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PREPARED BY:
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PROJECT:
Preliminary Plat
LOT 1, BLOCK 8524
CITY BLOCK NO. 8524
BEING A 2.0631 ACRE TRACT OF LAND
JOHN R. FOWDEN SURVEY ABSTRACT NO. 476
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5234-066

SCALE: 1" = 40'

DATE: 2024-02-27

REVISIONS:

DATE: 2024-02-27

BY: JRF

CHECKED BY: JRF

APPROVED BY: JRF

EXISTING UTILITIES

Survey Line
Water Line
Sewer Line
Gas Line
Electric Line
Telephone Line
Cable Line
Other

CONTROL POINTS

Survey Point
Property Corner
Survey Station
Survey Bench Mark
Survey Control Point

ADDITIONAL EXPLANATION FOR EXISTING UTILITIES

Survey Line
Water Line
Sewer Line
Gas Line
Electric Line
Telephone Line
Cable Line
Other

