CITY PLAN COMMISSION

THURSDAY, MAY 2, 2024

FILE NUMBER: S234-092 SENIOR PLANNER: Sharmila Shrestha

LOCATION: South Ledbetter Drive, south of Illinois Avenue

DATE FILED: April 4, 2024 ZONING: AA

CITY COUNCIL DISTRICT: 3 SIZE OF REQUEST: 10.7077-acres

APPLICANT/OWNER: First United Pentecostal Church of Dallas

REQUEST: An application to replat a 10.7077-acre tract of land containing all of Lots 1 and 2 in City Block A/8703 to create one lot on property located on South Ledbetter Drive, south of Illinois Avenue.

SUBDIVISION HISTORY:

1. S223-088 was a request east of the present request to create one 3.00-acre lot from a tract of land in City Block 8019 on property located on Ledbetter Drive at Walton Walker Boulevard / State Highway Loop No. 12, south corner. The request was approved on March 23, 2023, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the AA Agricultural 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 <u>after</u> 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/marking/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 Illinois Avenue. 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 South Ledbetter Drive. Section 51A 8.602(c)
- 17. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of Walton Waker Boulevard. Section 51A 8.602(c)
- 18. On the final plat, dedicate a minimum 25-foot by 25-foot corner clip (via fee simple or street easement) at the intersection of Illinois Avenue and South Ledbetter Drive. Section 51A 8.602(d)(1)
- 19. On the final plat, dedicate a minimum 25-foot by 25-foot corner clip (via fee simple or street easement) at the intersection of Illinois Avenue and State Highway Spur No. 408. Section 51A 8.602(d)(1)
- 20. 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, within the area of the corner clip. Section 51A 8.602(d)(1), 51A 8.608(a)

- 21. TxDOT approval may be required for any driveway modification or new access.
- 22. 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:

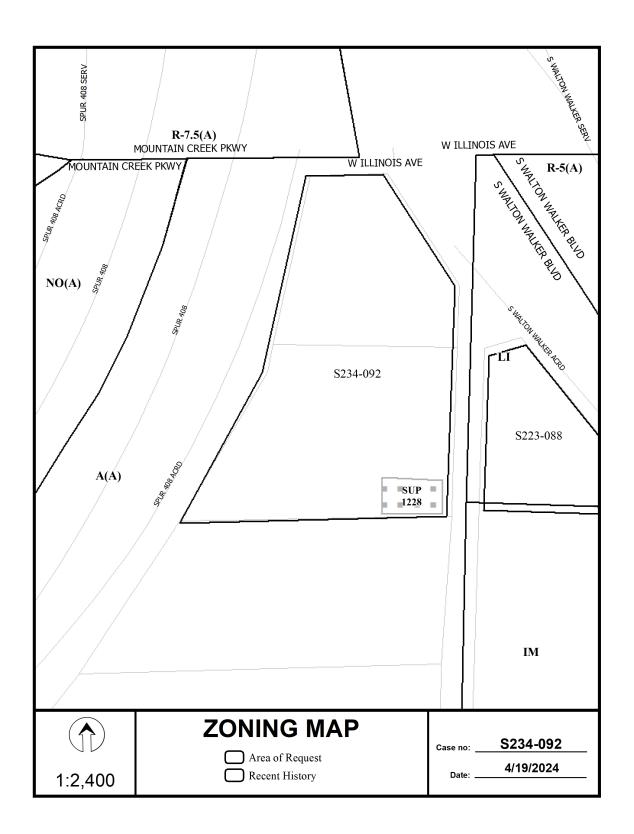
- 23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
- 24. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
- 25. On the final plat, show distances/width across all adjoining right-of-way.
- 26. On the final plat, show recording information on all existing easements within 150 feet of the property.
- 27. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

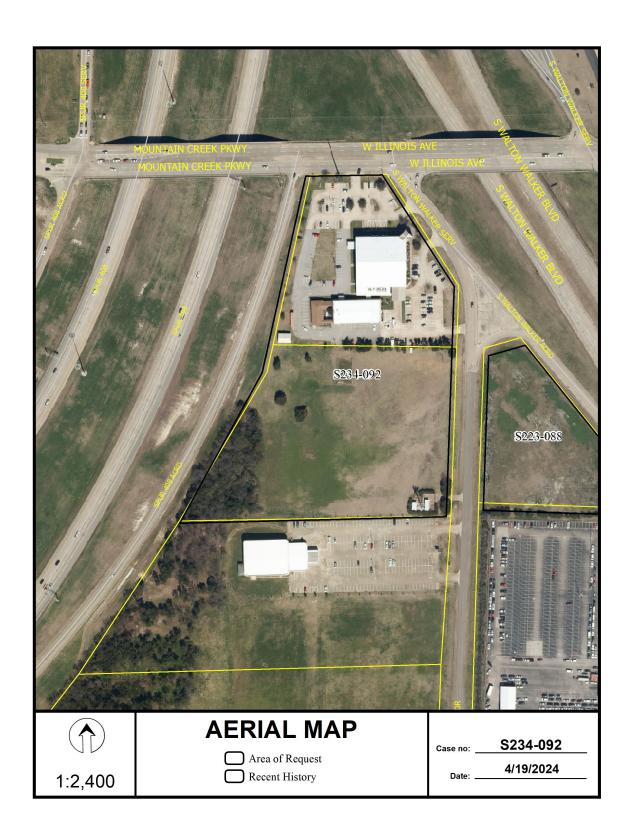
Dallas Water Utilities Conditions:

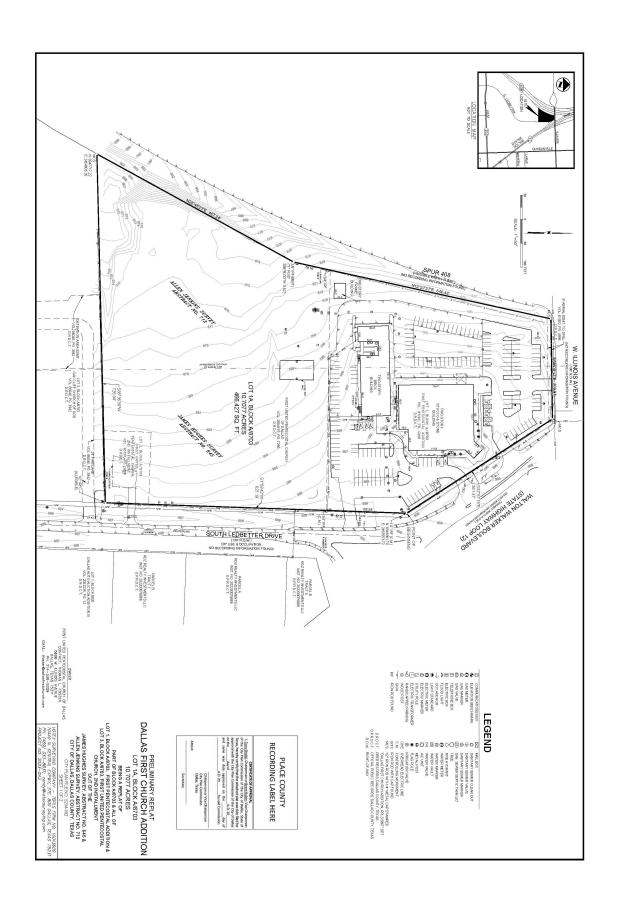
- 28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

- 31. On the final plat, change "Spur 408" to "State Highway Spur No. 408".
- 32. On the final plat, change "Walton Walker Boulevard (State Highway Loop 12)" to "Walton Walker Boulevard/ State Highway No. 12".
- 33. On the final plat, change "South Ledbetter Drive" to "South Ledbetter Drive (FKA Kessler Outer Boulevard)".
- 34. On the final plat, change "W. Illinois Avenue" to "Illinois Avenue".
- 35. On the final plat, identify the property as Lot 1A in City Block A/8703.







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	Netary Public State of Tours	GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of	Before m is no sectionaged animally a bissary flusion and for the County and State on this day personally appeared. There is a County County for m to the person and district whose amount is substanced to the superport information, and advantaged to me that he executed the sames for the purpose and consideration therein made to the capacity features stated.	STATE OF TEXAS § COUNTY OF DALLAS §	By Dalair Field Orace) Thomas L. Faster, Paster	By First United Preferential Church of Califax, a Teast non-poole corporation	WITNESS my hand this the day of, 2024.	This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Daltas, Texas.	What make and washerate examents shall be include additional least of vortifing space for comprision where the medications of the spatial production advanced so are a loss conneyl for similation and and medications of the spatial publishment advanced so are also conneyl for similation and the curs or parameter law, and description of such additional examents below granded shall be determined by their occurries an include an advanced to such additional examents below granded shall be determined by their occurries an include an advanced to their spatial publishments and the spatial publishment of the spat	continuiting, reconstructing inspecting, parelling, materializing and adding to at renoving all or glast of its reconstructing and continuiting and the recessing or any time of postering be permission, of stopped. (Any public respective systems under the recessing or any time of postering be permission of stopped. (Any public reconstruction or any	Mently recorded for the remaind uses and accommendation of all public allettes stayed or desting the uses areas. As all the region of the remaind and accommendation of all public allettes alletted and public and an allettes all applications and accommendation are all the remainders and accommendation and accommendation and accommendation and accommendation and allettes are all the destination of the respective systems on the estimateds, and all public allettes about all all allettes have the side allegation of the respective systems on the estimateds, and all public allettes about all all allettes have the side allegation of expective systems are allettes and accommendation for the purpose of	The plates, let and poles units, garbeign and classists ownerion spariness, and all pubble and private unities for each particulus unit. The maintenance of pursing on the subty and the laws examematic in the responsible of the poperty owner. In buildings, fences, treas, shouts, or other improvements or growther shall be contributed, movementack of produced privan, over or across the examemate as shown. Said examemate being	an addition to the City of Datas, Datas County, Tooss, and do hereby addition, in the owntex to the public are forever any threates, alleys, and floodway remaignement assess shown thereon. The estiments shown thereon are hereby reserved for the purposes indicated. The utility and fire lane essements shall be open to	That First United Penteoostal Church of Dallas, acting by and through their duly authorized agants, do hearby adopt this plat, designating the herein described property as DALLAS FIRST CHURCH ADDITION,	OWNER'S DEDICATION NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:	
PRELIMINARY REPLAT DALLAS FIRST CHURCH ADDITION LOT 1,8 BLOCK ARTOS FIRST CHURCH ADDITION LOT 3, BLOCK ARTOS FIRST ENTECOSTAL LOT 3, BLOCK ARTOS FIRST ENTECOSTAL CHURCH, ADDITION 8, LOT 3, BLOCK ARTOS FIRST ENTECOSTAL CHURCH, ADDITION 8, LOT 3, BLOCK ARTOS FIRST ENTECOSTAL CHURCH, ADDITION 8, LOT 3, BLOCK ARTOS FIRST ENTECOSTAL CHURCH, ADDITION 8, LOT 3, BLOCK ARTOS FIRST ENTECOSTAL CHURCH STATEMENT NO 648 8, ALEM LEMBORS SURVEY, ASSTRACT NO 742 CHURCH STATEMENT SOLUTION 10, ADDITION 1						Neary Public. Stein of Totals	GIVEN UNDER MY HAND AND SEAL OF OFFICE this this of	and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.	STATE OF TERAAS SOURCE AND A STATE OF TERAAS CONTROL OF THE ADMINISTRATION OF TERAAS CONTROL OF THE ADMINISTRATION OF THE ADMINISTRA	County Home, Registrated Preference Land Land Workship 1, 5087 Cland Home, Registrated Preference Land Land Land Land Land Land Land Land	PRELIMINARY RELIMINARY RELIM	this pair as precise representation of this Signed Irmal Plat.	Development Code (Cydianace No. 1945), as amended) and fissas Losal Government Code, Chapter 212. I Development Code (Cydianace No. 1945), as amended) and fissas to placed in compliance with the Gity of tuther affirm that monumentation above his even on such short out of placed in compliance with the Gity of Dalias Development Code, Sec. 51A-5877 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying	was prepared under my direct supervision, from neorided documentation, evidence collected on the ground during field operations and other realiable documentation; and that this plat substantially exception with the Rubes and Regulations of the Tosus Board of Protessional Engineers and Land Surveyors, the City of Dallas Rubes and Regulations of the Tosus Board of Protessional Engineers and Land Surveyors, the City of Dallas	SURVEYOR'S STATEMENT I Candy Hone a Registered Professional Land Surveyor licensed by the State of Texas, affirm that this plat.	