

CITY PLAN COMMISSION**THURSDAY, MARCH 07, 2024****FILE NUMBER:** S234-056**SENIOR PLANNER:** Hema Sharma**LOCATION:** Central Expressway, east of Airline Road**DATE FILED:** February 08, 2024**ZONING:** PD 193 (I2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.1433-acres**APPLICANT/OWNER:** Clint Wallis, 5401 N. Central Expressways, L.P.

REQUEST: An application to create one 0.1433-acre (6,241 square foot) lot from a tract of land in City Block 2014 on property located on Central Expressway, east of Airline Road.

SUBDIVISION HISTORY:

1. S223-010 was a request southwest of the present request to replat a 2.176-acre tract of land containing all of Lots 1 through 3, Lots 6 through 14, all of Lot 2A, Lots 1E through 1G in City Block 5/2018, and abandoned portion of Tracy Street to create one lot on property located between Tracy Street and McKinney Avenue, north of Webb Avenue. The request was approved on November 13, 2022 and has not been recorded.
2. S212-352 was a request southwest of the present request to replat a 2.153-acre tract of land containing all of Lots 1 through 3, Lots 6 through 14, all of Lot 2A, Lots 1E through 1G in City Block 5/2018, and abandoned portion of Tracy Street to create one lot on property located between Tracy Street and McKinney Avenue, north of Webb Avenue. The request was withdrawn on October 6, 2022.
3. S190-023 was a request southwest of the present request to replat a 0.449-acre tract of land containing part of Lots B and C, and all of Lots 10 and 11 in City Block 5/2018 to create one lot on property located on McKinney Avenue, east of Katy Trail. The request was approved on November 21, 2019 and was withdrawn on April 21, 2020.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 193 (I2); 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 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Airline Road. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, add the note: "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). *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 how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
20. On the final plat, show distances/width across all adjoining right-of-way
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

23. 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.

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

24. Please show the abandonment on the plat as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. Nos. (Cert. ORD No. _____, QCD No. _____). Utility Easements retained.
25. On the final plat, change "US Highway 75/North Central Expressway" to "Central Expressway/U.S. Highway No. 75 (FKA Keating Avenue)"
26. On the final plat, change "Katy Trail" to Katy Trail (AKA Dart)"
27. On the final plat, identify the property as Lot 1 in City Block 2/2014.





