

**CITY PLAN COMMISSION****THURSDAY, SEPTEMBER 21, 2023****FILE NUMBER:** S223-237**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Prairie Creek Road, south of Elam Road**DATE FILED:** August 24, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 4.956-acres**APPLICANT/OWNER:** City of Dallas

**REQUEST:** An application to create one 4.956-acre lot and dedicate a right-of-way from a tract of land in City Block 6356 on property located on Prairie Creek Road, south of Elam Road.

**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.

**STAFF RECOMMENDATION:** Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

The request is to plat a property that has been utilized as a recreational use (Park). It is a policy of the city that institutional/ recreational uses generally require greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with requirements the R-7.5(A) Single Family 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/marketing/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 100 feet of right-of-way (via fee simple) from the established center line of Prairie Creek Road. Section 51A 8.602(c).
16. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

#### **Flood Plain Conditions:**

17. Determine the 100-year water surface elevation across this addition.
18. Dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *Section 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*

19. Include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
20. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
21. Show natural channel set back from the crest of the natural channel.
22. Set floodway monument markers and provide documentation.
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

**Survey (SPRG) Conditions:**

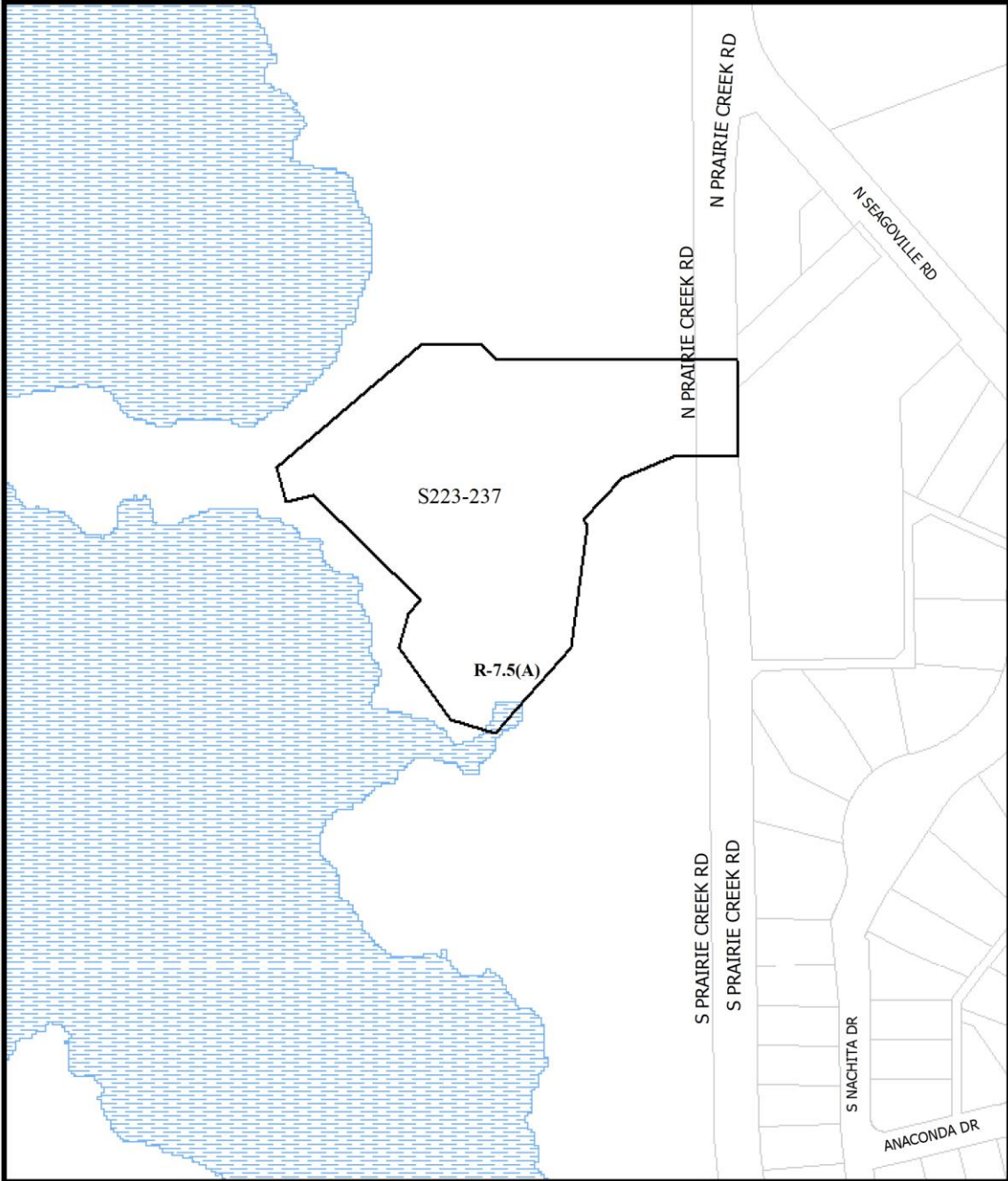
24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. On the final plat, show all additions or tracts of land within 150 feet of property with recording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

**Dallas Water Utilities Conditions:**

27. 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.
28. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

**GIS, Lot & Block Conditions:**

30. On the final plat, identify the property as Lot 1 in City Block A/6356. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



 1:2,400	<h2 style="text-align: center;">ZONING MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <b>S223-237</b> Date: <b>9/5/2023</b>
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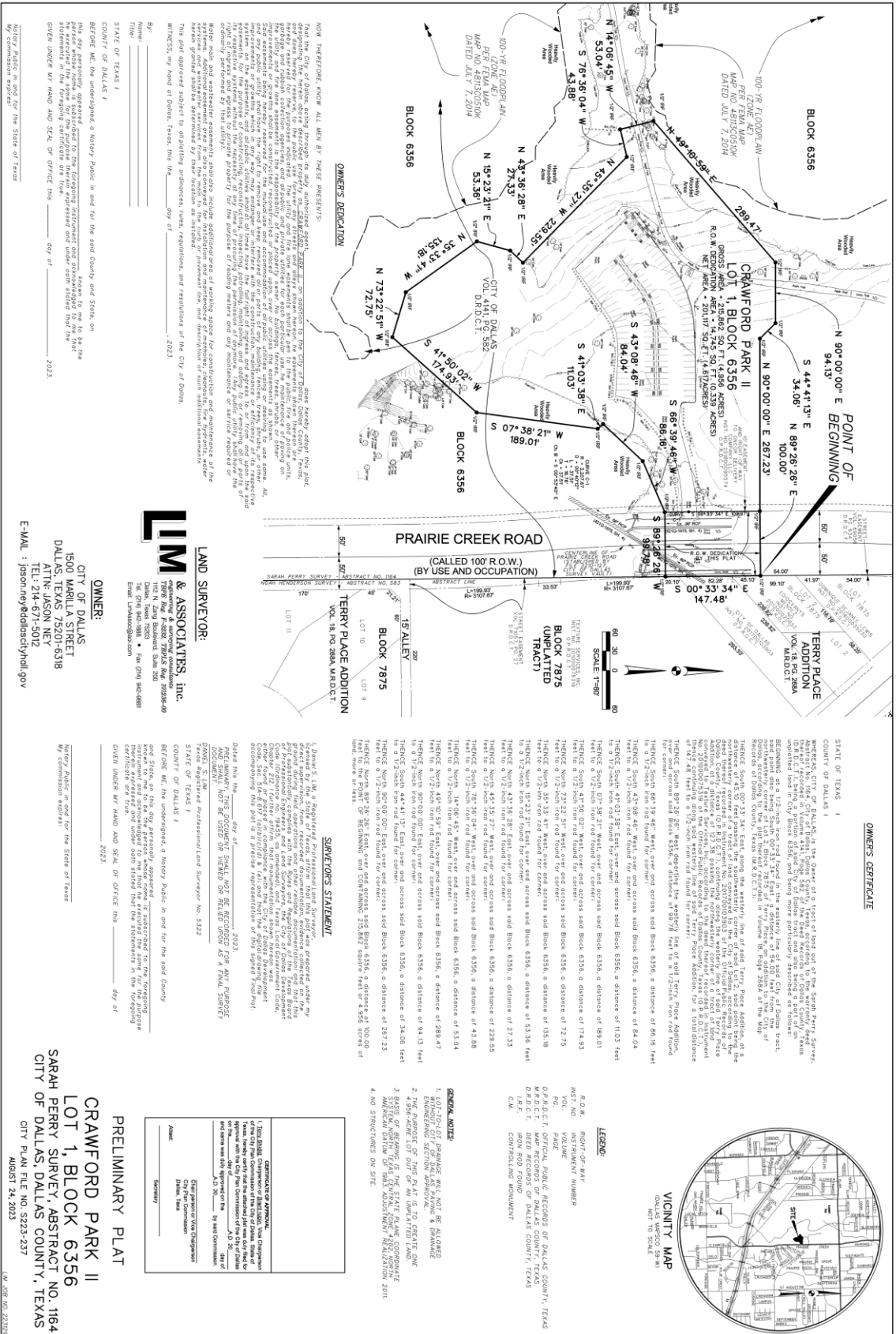
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# AERIAL MAP

- Area of Request
- Recent History

Case no: **S223-237**

Date: **9/5/2023**



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
CRAWFORD PARK II
LOT 1, BLOCK 6356

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS
That the City of Dallas, acting through its duly authorized Board of Directors...

LAND SURVEYOR:
LAND SURVEYOR:
LIM & ASSOCIATES, Inc.
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER:
CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TEXAS 75201-6318
TEL: 214.241.5012
E-MAIL: jason.mey@dalldotcityhall.gov

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