

CITY PLAN COMMISSION**THURSDAY, JANUARY 18, 2024****FILE NUMBER:** S234-035**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Carroll Avenue at Haskell Avenue, east of Central Expressway/
U.S. Highway No. 75 (FKA Keating Avenue)**DATE FILED:** December 21, 2023 **ZONING:** PD 305 (East Mixed Use Subdistrict E-2), PD 889**PD LINK:** [Article 305.pdf \(dallascityhall.com\)](#)[Article 889.pdf \(dallascityhall.com\)](#)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 21.582-acres**APPLICANT/OWNER:** Urban Smart Growth, LP**REQUEST:** An application to replat a 21.582-acre tract of land containing part of Lot 1A and 1B, all of Lot 1C and 2A in City Block 18/2006 to create 5 lots ranging in size from 1.620 acre to 9.534 acre on property located between Carroll Avenue at Haskell Avenue, east of Central Expressway/ U.S. Highway No. 75 (FKA Keating Avenue).**SUBDIVISION HISTORY:**

1. S223-150 was a request at the same location as the present request to replat a 21.582-acre tract of land containing all of Lots 1C, 2A, and a part of Lots 1A and 1B in City Block 18/2006 to create 6 lots ranging in size from 0.545 acre to 9.534 acre on property located on Carroll Avenue and Haskell Avenue, east of Central Expressway. The request was withdrawn on May 30, 2023.
2. S223-141 was a request at the same location as the present request to replat a 21.582-acre tract of land containing all of Lots 1C, 2A, and a part of Lots 1A and 1B in City Block 18/2006 to create 6 lots ranging in size from 0.545 acre to 9.534 acre on property located on Carroll Avenue and Haskell Avenue, east of Central Expressway. The request was withdrawn on April 25, 2023.
3. S201-756 was a request at the same location as the present request to replat a 21.582-acre tract of land containing all of Lots 1C, 2A, and a part of Lots 1A and 1B in City Block 18/2006 to create 3 lots ranging in size from 2.511 acre to 9.777 acre on property located on Carroll Avenue and Haskell Avenue, east of Central Expressway. The request was withdrawn on September 16, 2021.
4. S190-045 was a request northwest of the present request to create a 7.588-acre lot from a tract of land in City Block 3/1512 on property located on McKinney Avenue at Haskell Avenue, northwest corner. The request was approved on December 12, 2019, and recorded on September 2, 2022.

5. S189-272 was a request east of the present request to replat a 16.178-acre tract of land containing all of Lots 1A, 1B, and 1C in City Block 18/2006 and an abandoned alley to create one 1.281-acre lot, one 5.031-acre lot, and one 9.866-acre lot on property located on Carroll Avenue at Belmont Avenue, east of North Central Expressway. The request was approved on August 15, 2019, and recorded on July 25, 2022.
6. S189-272BR was a request east of the present request to revise a previously approved plat to replat a 21.582-acre tract of land containing all of Lots 1C, 2A and a portion of Lots 1A and 1B in City block 18/2006 and an abandoned alley to create 3 lots ranging in size from 2.511 acres to 9.777 acres on property located on North Central Expressway between Haskell Avenue and Carroll Avenue. The request was approved on October 21, 2021, and was withdrawn on April 21, 2023.

STAFF RECOMMENDATION: The request complies with the requirements PD 305 (Subdistrict 2), PD 889 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 5.

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. TxDOT approval may be required for any driveway modification or new access point(s).
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.
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 the correct recording information for the subject property.
20. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
21. On the final plat, show recording information on all existing easements within 150 feet of the property.

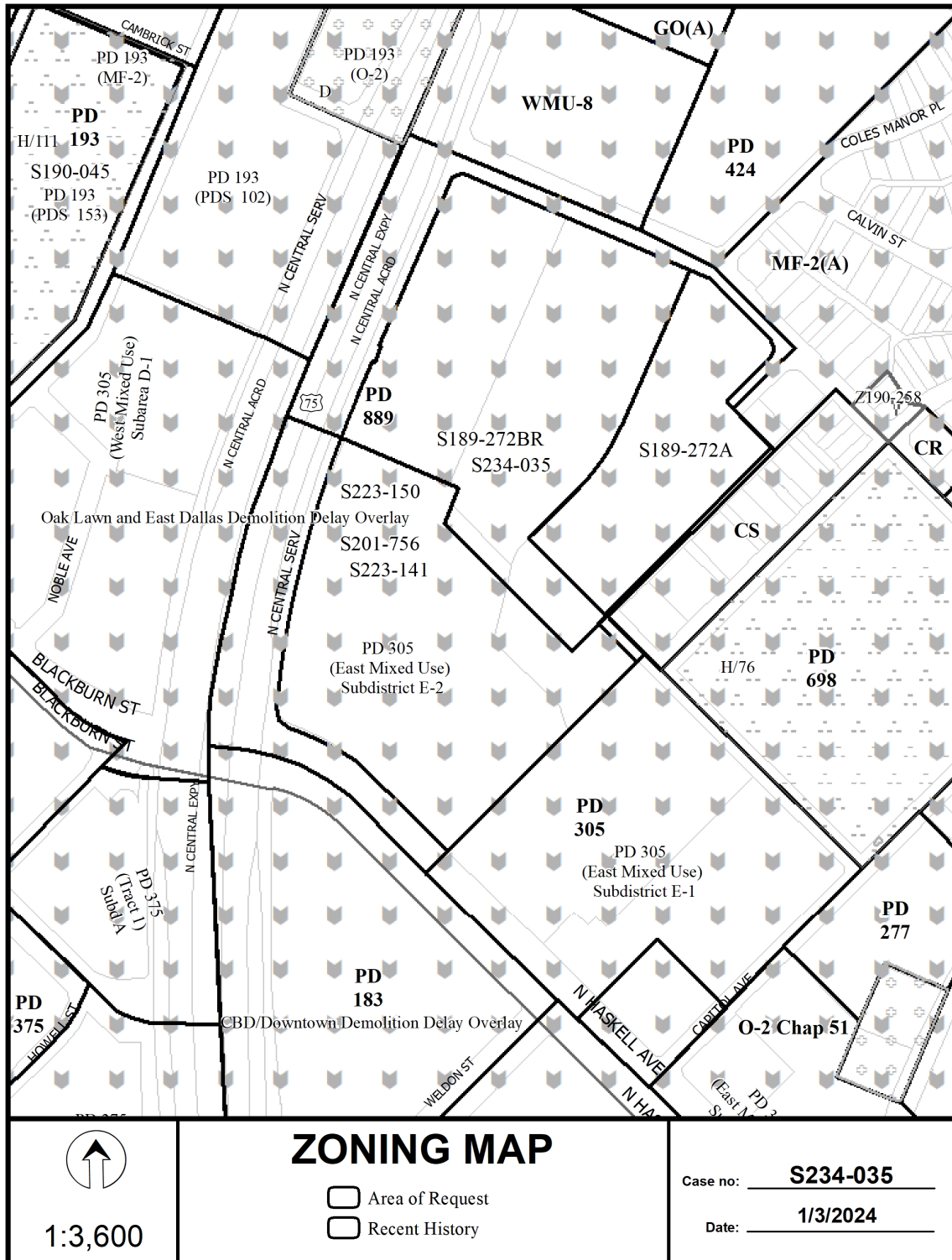
22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
23. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
24. On the final plat, chose a new or different addition name.

Dallas Water Utilities Conditions:


25. 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.
26. Water and 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.
27. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

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

28. All easement abandonments located on the plat should be identified as follows: "Abandonment authorized by Ordinance No._____, recorded as Inst. Nos._____."
29. All right-of-way abandonments shown on the plat should be identified as follows: "Abandonment authorized by Ordinance No._____, recorded as Inst. Nos. (Cert. ORD No. _____, QCD No._____). Utility Easements retained."
30. Easements/rights-of-way can not be abandoned by plat and must go through the Abandonment process with the City of Dallas. Contact Real Estate division to discuss.
31. 15-foot water main easement and 20-foot water easement referenced "to be abandoned" and Inst. No. 202200195190 could not be accessed. If these easements have not gone through the abandonment process, application will need to be submitted to Real Estate division to process.
32. On the final plat, change "Central Expressway (US Highway 75)" to "Central Expressway/ U.S. Highway No. 75 (FKA Keating Avenue)".
33. On the final plat, change "North Peak Street" to "Peak Street".
34. On the final plat, identify the property as Lots 1E through 1H, and 1J in City Block 18/2006.





 1:3,600	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S234-035 </u> Date: <u> 1/3/2024 </u>
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