

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 07, 2023****FILE NUMBER:** S223-233**SENIOR PLANNER:** Hema Sharma

LOCATION: between Continental Avenue and Woodall Rodgers Freeway/ State Highway Spur No. 366, west of Trinity Max. Drive

DATE FILED: August 11, 2023**ZONING:** PD 774

PD LINK: <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20774.pdf>

CITY COUNCIL DISTRICT: 6**SIZE OF REQUEST:** 4.41-acres**APPLICANT/OWNER:** 505 Riverfront, LTD

REQUEST: An application to replat a 4.41-acre tract of land containing all of Lot 2A in City Block A/6828 to create one lot and to dedicate public right-of-way on property located between Continental Avenue and Woodall Rodgers Freeway Woodall Rodgers Freeway/ State Highway Spur No. 366, west of Trinity Max. Drive.

SUBDIVISION HISTORY:

1. S201-623 was a request located at the present request to replat an 11.7195-acre tract of land containing part of Lot 2 in City Block A/6828, and a tract of land in City Block A/6828 to create 3 lots ranging in size from 2.2265-acres to 4.8472-acres and to dedicate right-of-way on property located on Riverfront Boulevard, south of Continental Avenue. The request was approved on April 22, 2021 and was approved on July 8, 2023.
2. S178-103 was a request northwest of the present request to create one 7.789-acre lot from a tract of land within City Block 6832 from property located on Riverfront Boulevard at Parkhouse Street. The request was approved March 1, 2018 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 774; 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 Conditions:

15. On the final plat, add the note: "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

Flood Plain Conditions:

18. Location is in the Able Sump (WSE= 400 feet). All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by the DWU Floodplain Management Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. *Section 51A-8.611(a)(1) through (8)*

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.

Dallas Water Utilities Conditions:

20. 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).
21. 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.
22. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. 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:

24. On the final plat, please show all easement abandonments on the plat as follows: abandonment authorized by Ordinance No. _____, recorded as Inst. No. _____.
25. On the final plat, please remove chain link and metal pipe fence encroaching into right- of -way (Continental Avenue).
26. On the final plat, change “Woodall Rodgers Freeway” to “Woodall Rodgers Freeway/ State Highway Spur No. 366”.
27. On the final plat, identify the property as Lot 2C in City Block A/6828. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





