

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 5, 2024

FILE NUMBER: S234-179

SENIOR PLANNER: Hema Sharma

LOCATION: Haymarket Road, south of St. Augustine Road

DATE FILED: August 8, 2024

ZONING: A(A)

CITY COUNCIL DISTRICT: 8

SIZE OF REQUEST: 10.944-acres

APPLICANT/OWNER: Carlos Salgado

REQUEST: An application to create one 10.944-acre lot from a tract of land in City Block 8770 on property located on Haymarket Road, south of St. Augustine Road.

SUBDIVISION HISTORY:

1. S234-119 was a request northeast of the present request to create a 267-lot residential subdivision ranging in size from 5,000 square feet to 16,680 square feet and 5 common areas and one amenity lot from a 65.9529-acre tract of land in City Block 8717 on property located on St Augustine Road, north of Haymarket Road. The request was approved on June 6, 2024 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the A(A) 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 **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)
15. 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.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Haymarket Road. *Section 51A 8.602(c)*

Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, add/show Lien Holders Subordination Agreement.
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 abstract line location.

Dallas Water Utilities Conditions:

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 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.
23. Existing Capital Improvement Project to install public water main in Haymarket Road. Expected time of completion spring of 2025.

Street Name/ GIS, Lot & Block Conditions:

24. On the final plat, change "Haymarket Road" to "Haymarket Road (FKA County Road no. 143)". Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat, identify the property as Lot 1 in City Block L/8770.





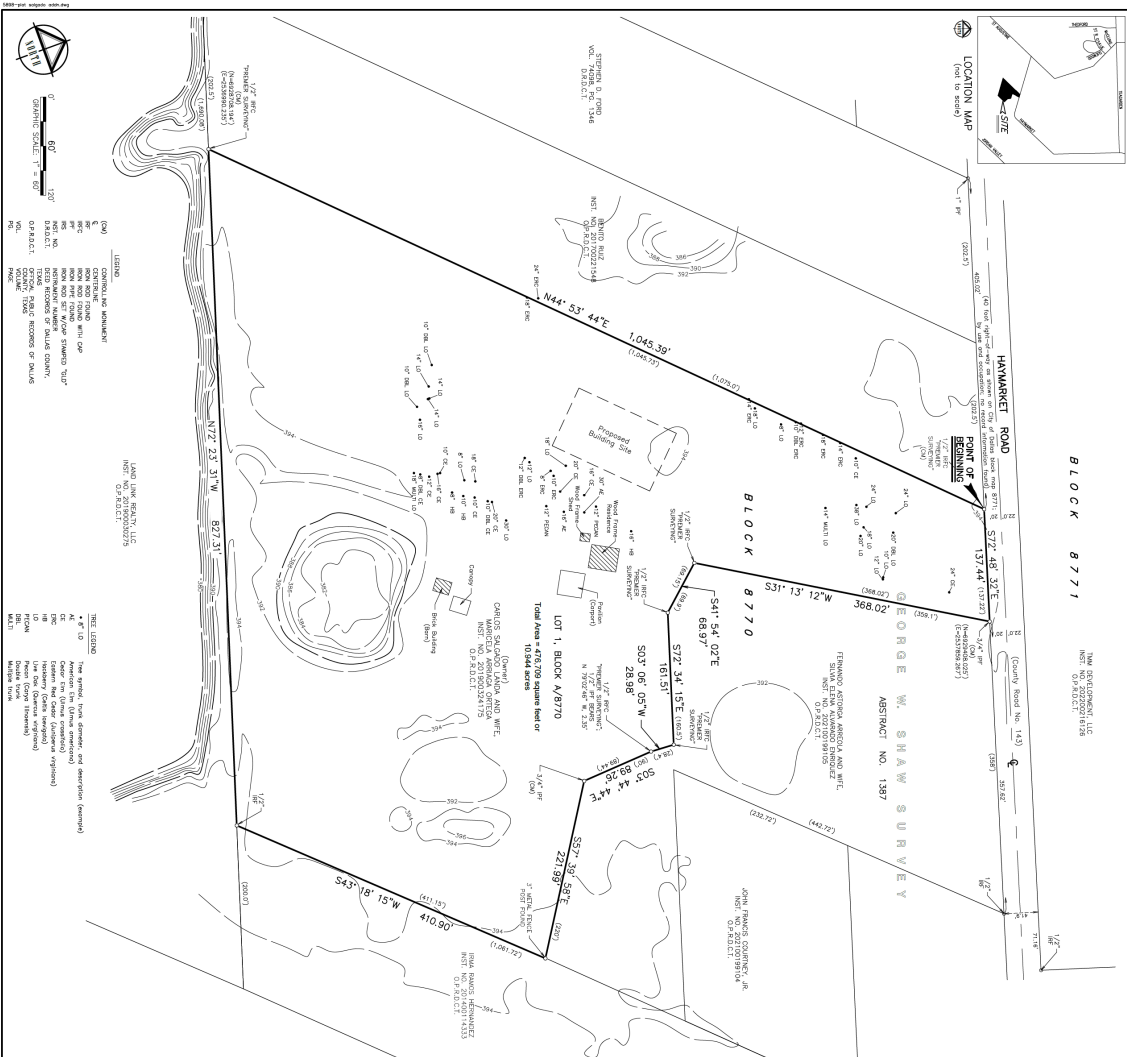
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AERIAL MAP

- Area of Request
- Recent History

Case no: S234-179

Date: 8/16/2024



OWNER: SALGADO ADDITION, being a part of City Block 8771, and in the City of Dallas, Dallas County, Texas.

OWNER'S REPRESENTATIVE: [Name and Address]

PREPARED BY: [Name and Address]

DATE: [Date]

SCALE: 1" = 66'

SHEET 1 OF 1

PLATE COUNTY RECORDING LABEL HERE

CITY PLAN FILE NO. S234-173

PLAT NO. 1071

DATE: 09/05/2024

SCALE: 1" = 66'

SHEET 1 OF 1