

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 19, 2024****FILE NUMBER:** S234-183**SENIOR PLANNER:** Hema Sharma**LOCATION:** Potters House Way, at the terminus of Clay Academy Boulevard**DATE FILED:** August 21, 2024**ZONING:** PD 655 (Subdistrict 6)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20655.pdf>**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 21.539-acres**APPLICANT/OWNER:** Clay Academy, Inc.

REQUEST: An application to replat a 21.539-acre tract of land containing all of Lot 1 in City Block V/8710 to create one 6.18-acre lot and one 15.36-acre lot on property located on Potters House Way, at the terminus of Clay Academy Boulevard.

SUBDIVISION HISTORY:

1. S212-162 was a request northwest of the present request to create one 3.94-acre lot from a tract of land in City Block 1/8710 on property located on Capella Park Avenue at Gideons Way, southwest corner. The request was approved on April 21, 2022 and has not been recorded.
2. S212-160 was a request northwest of present request to create one 5.4865-acre lot and one 6.0768-acre lot from a 11.56-acre tract of land in City Block 2/7810 on property located on Capella Park Avenue, west of Merrifield Drive. The request was approved on April 21, 2022 and has not been recorded.
3. S189-232 was a request east of the present request to replat a 0.827-acre tract of land containing all of Lots 4A, 4B, 5A, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 10A, and 10B in City Block Q/8710 to create 7 lots ranging in size from 4,166 square feet to 7,073 square feet on property located between Patience Boulevard and Sistine Mews, north of Samaritan Road. The request was approved on July 11, 2011 and recorded on March 8, 2021.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 655 (Subdistrict 6); 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 2.

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)
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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Potters House Way. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Truth Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Gideons Way. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Potters House Way & Truth Drive. *Section 51A 8.602(d)(1)*
20. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*

Survey (SPRG) Conditions:

21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show the correct recording information for the subject property.
23. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*
24. On the final plat, show distances/width across all adjoining right-of-way
25. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. *Platting Guidelines.*
28. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block.

Dallas Water Utilities Conditions:

29. 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).*
30. 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.

31. 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.

Street Light/ GIS, Lot & Block Conditions:

32. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
33. On the final plat, identify the property as Lots 1A & 1B in City Block V/8710.







