

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 20, 2025****FILE NUMBER:** S245-085**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Knoxville Street at Illinois Avenue, southwest corner**DATE FILED:** January 23, 2025**ZONING:** MF-1(A)**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 6.557-acres**APPLICANT/OWNER:** Templo De Alabanza, Inc.

REQUEST: An application to create one 6.557-acre lot from a tract of land in City Block 8013 on property located on Knoxville Street at Illinois Avenue, southwest corner.

SUBDIVISION HISTORY:

1. S212-037 was a request north of the present request to create a 197.3136-acre lot from a tract of land in City Block D/5060 on property bounded by Shelley Boulevard, Knoxville Street, Illinois Avenue, and Duncanville Road. The request was approved on December 16, 2021, but has not been recorded.

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 lies in MF-1(A) Multi Family District which has a minimum lot area requirement of 3,000 square feet for single family structures and 6,000 square feet for duplex structures. Minimum lot area for multifamily structures depends on number of bedrooms. The proposed lot area is 285,623 square feet.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request (*Refer to the existing area analysis map and aerial map*). The request complies with the zoning requirement of the MF-1(A) Multifamily District and is in compliance with Section 51A-8.503; therefore, staff recommends approval 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, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Illinois Avenue. *Section 51A 8.602(c)*
16. On the final plat, dedicate a minimum 25-foot by 25-foot corner clip (via fee simple or street easement) at the intersection of Illinois Avenue & Knoxville Street. *Section 51A 8.602(d)(1)*
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 how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
20. On the final plat, show recording information on all existing easements within 150 feet of the property.

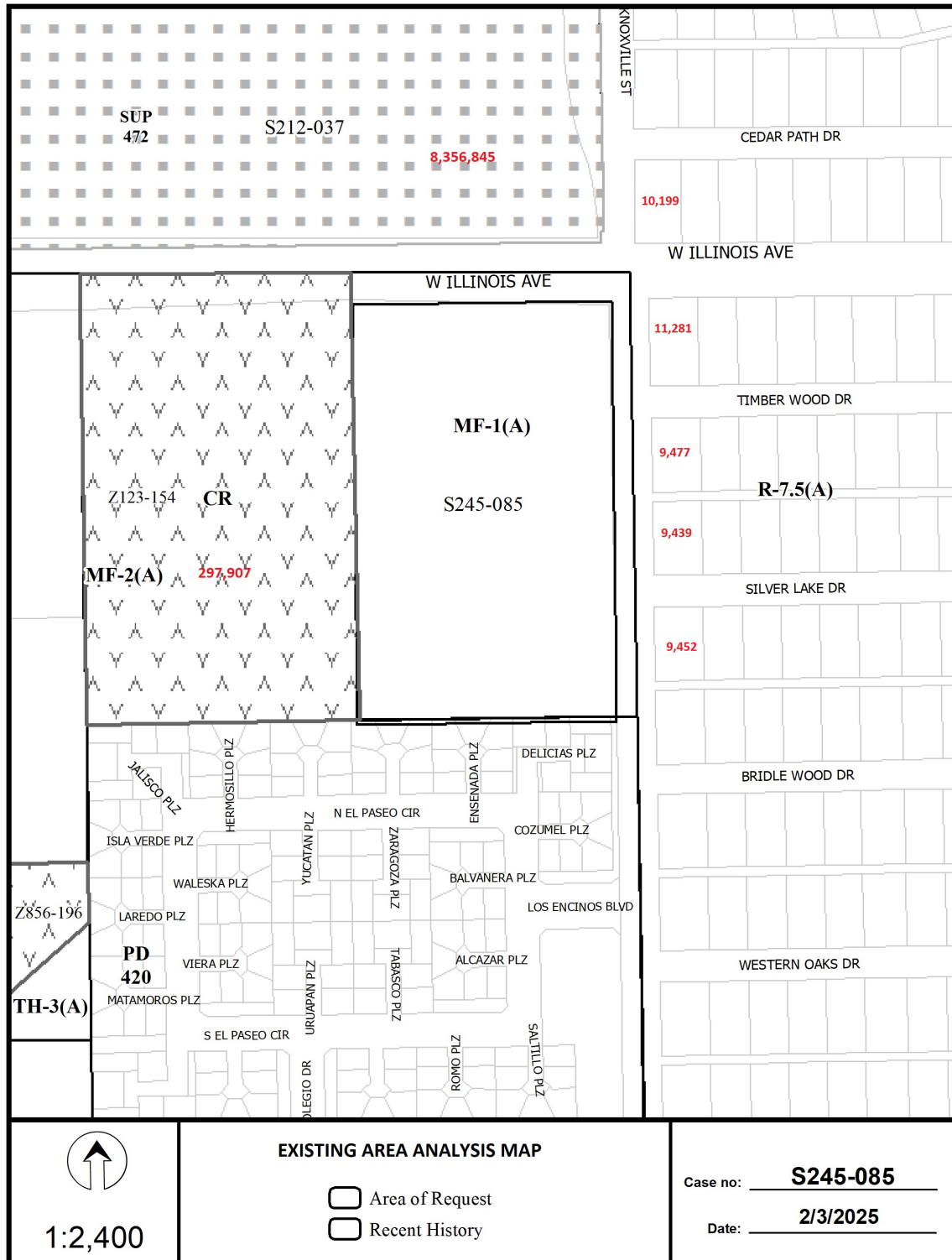
Dallas Water Utilities Conditions:

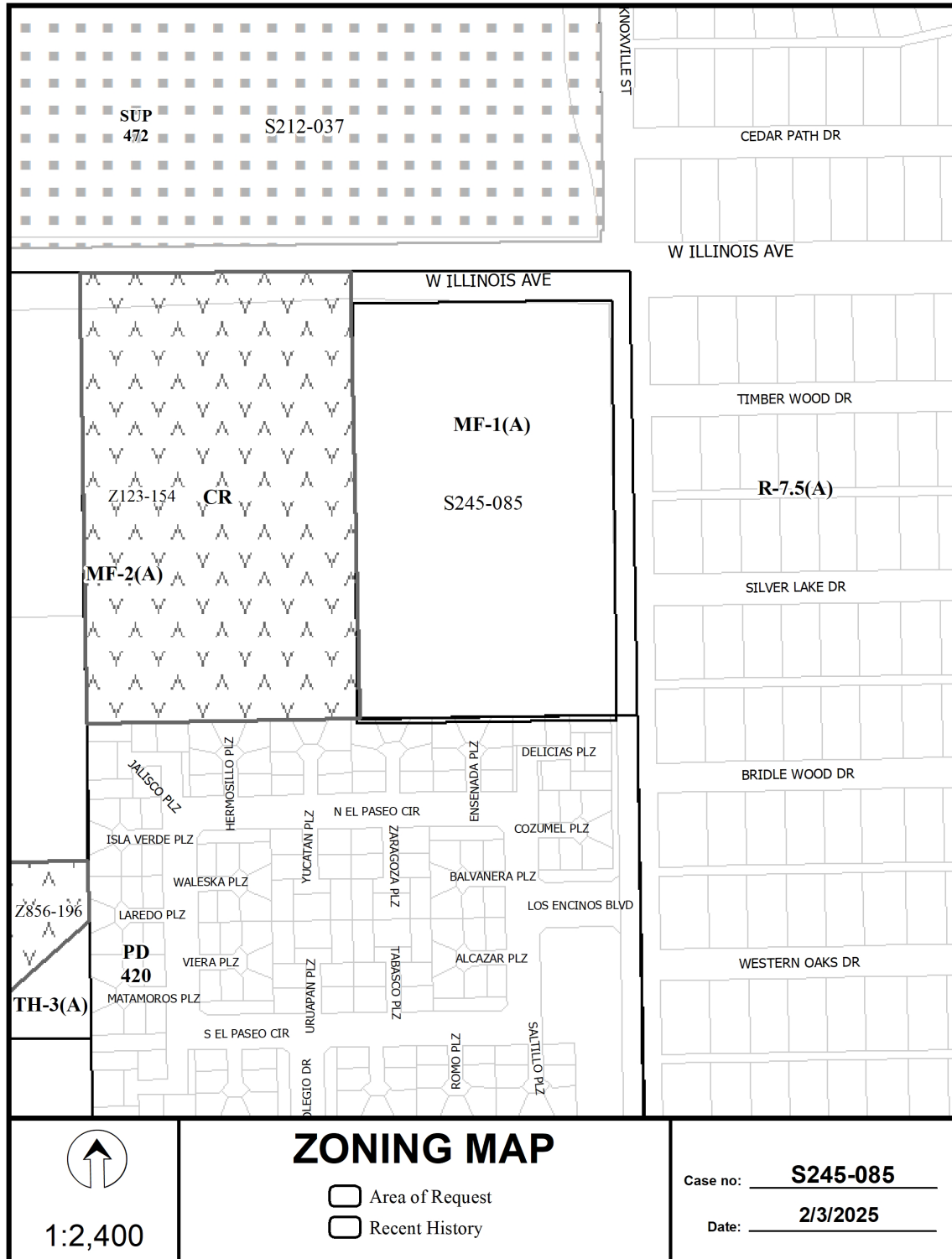
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Water 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.

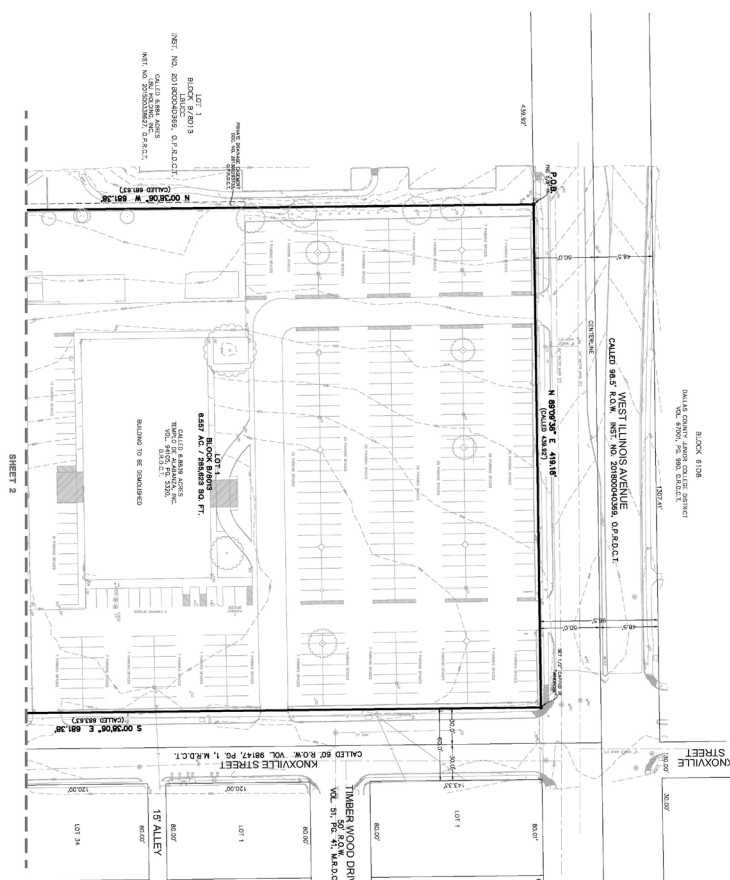
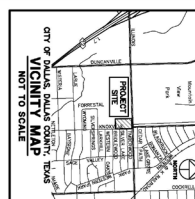
Streetlight/ Arborist/ Street Name/ GIS, Lot & Block Conditions:

23. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
24. Prior to the final plat, Tree Survey is required.
25. On the final plat, change "West Illinois Avenue" to "Illinois Avenue (FKA Mountain Lake Pike)". Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat, identify the property as Lot 1 in City Block C/8013.

ALL AREAS ARE IN SQUARE FEET







1. BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANT COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.00036058.
2. NOTICE: SELLING A PORTION OF THIS ACQUISITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND BORING IS THE ONLY METHOD TO DETERMINE EXACT BOUNDARY LINES WHILE PLATTING SURVEYS AND IT IS SUBJECT TO FINES AND WHOLESALE OR RETAIL SALE OF BUILDING CERTIFICATES.
3. THE PURPOSE OF THIS PLAN IS TO CREATE A PLATTED LOT FROM A TRACT OF LAND.

- **LEGEND OF ABBREVIATIONS**
- D.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.F.R.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME AND PAGE
- SQ. FT. SQUARE FEET
- F.N.O. FOLIO
- A.D.S. 1/2 INCH REBAR CAPPED WITH A 3/4 INCH ALUMINUM DISK STAMPED "BRUNZ/MORRISON" SEE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT-OF-WAY

WINDROSE
LAND SURVEYING | PLATTING

1740 S. BROADWAY, SUITE 100 • GREENSBORO, NC 27407
TEL: 336.733.1111 • FAX: 336.733.1112
WWW.WINDROSEINC.COM

4141 N. Campbell Engineering
Campbell, NC 27505
Doris, Texas 75254

4100 S. Highway 101
Doris, Texas 75211



PRELIMINARY PLAT
HILINE ILLINOIS ADITON
LOT 1, BLOCK B/8013
BENG A 6.557 ACRE TRACT
RECORPED IN VOL. 94105, PG. 5320, D.R.D.C.
WILLIAM H. PEARSON SURVEY, ABSTRACT NO. 112
CITY OF DALLAS, DALLAS COUNTY, TEXAS

