

**CITY PLAN COMMISSION****THURSDAY, JUNE 20, 2024****FILE NUMBER:** S234-129**SENIOR PLANNER:** Hema Sharma**LOCATION:** Routh Street, west of McKinney Avenue**DATE FILED:** May 22, 2024**ZONING:** PD 9**PD LINK:-** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%209.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.344-acres**APPLICANT/OWNER:** Corey Wells; OR Asset Holdings, LP

**REQUEST:** An application to create one 0.344-acre lot from a tract of land in City Block 2/954 and a portion of an abandoned alley on property located on Routh Street, west of McKinney Avenue.

**SUBDIVISION HISTORY:**

1. S223-020 was a request west of the present request to replat a 0.94-acre tract of land containing a part of City Block 2/954 and a portion of an abandoned alley to create one lot on property located on Routh Street at McKinney Avenue, southwest corner. The request was withdrawn on December 6, 2023.
2. S223-082 was a request southwest of the present request to replat a 0.6136-acre tract of land containing all of Lots 7, 8, and 9 in City Block 1/949 and a portion of tract of land in City Block 1/949 to create one lot on property located on Maple Avenue, north of McKinney Avenue. The request was approved on March 23, 2023, but has not been recorded.
3. S212-265 was a request east of the present request to replat a 1.026-acre tract of land containing all of Lots 1 through 4 in City Block A/554 to create one lot on property located on McKinney Avenue, between Routh Street and Boll Street. The request was approved on August 4, 2022, but has not been recorded.
4. S201-776 was a request northeast of the present request to create a 1.1420-acre lot from a tract of land in City Block 561 on property located on McKinney Avenue at Boll Street, east corner. The request was approved on October 21, 2021, but has not been recorded.
5. S189-239 was a request west of the present request to replat a 1.061-acre tract of land containing all of Lot 1A in City Block 3/950 and part of an abandoned right-of-way to create one lot on property located on Maple Avenue at Mahon Street, north corner. The request was approved on July 11, 2019, and recorded on May 25, 2023.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 9; 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)

**Survey (SPRG) Conditions:**

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, all utility easement abandonments must be shown with the correct recording information.
18. 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.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

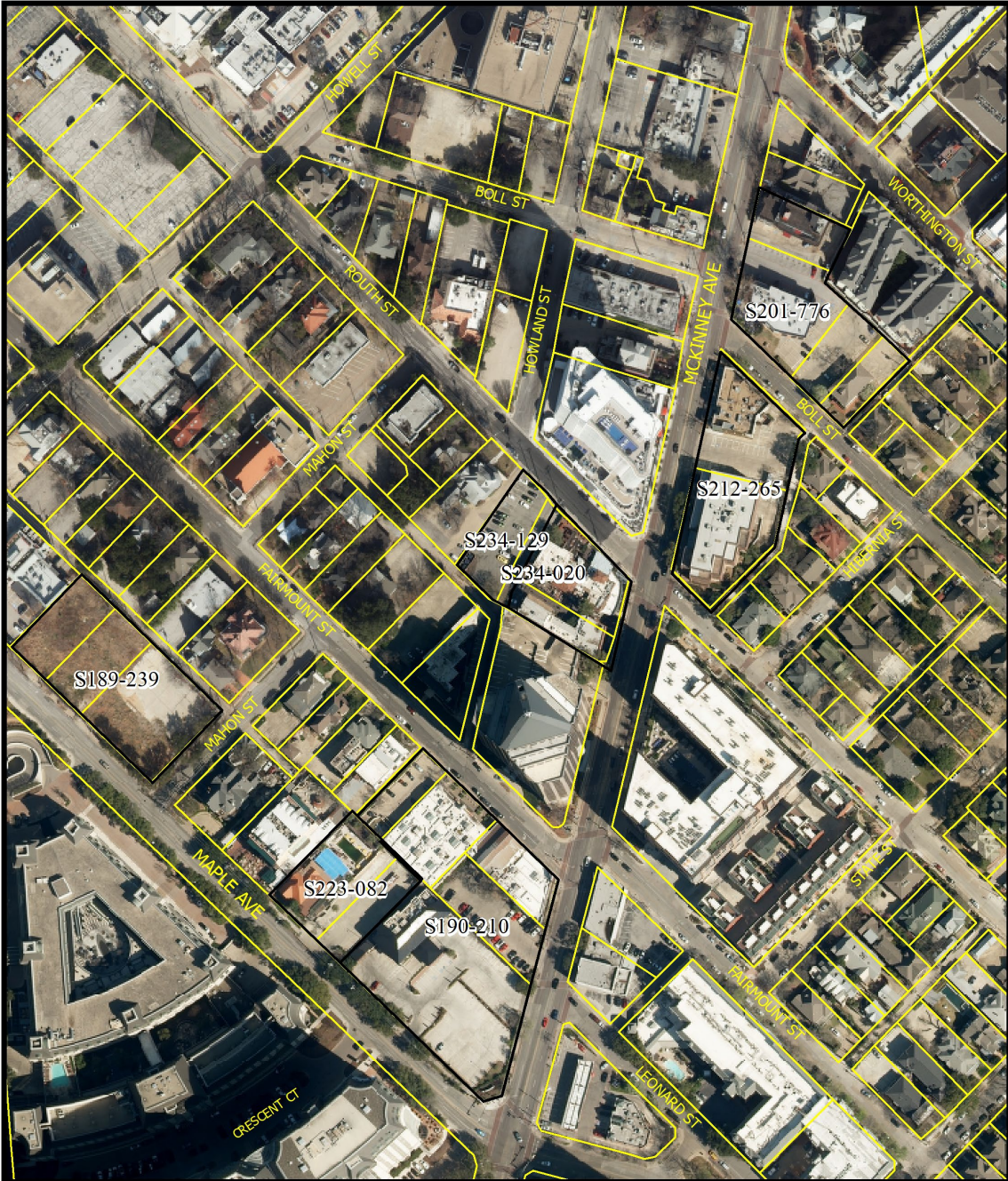
**Dallas Water Utilities Conditions:**

20. 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.
21. 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.
22. 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:**

23. Prior to the final plat, please show the abandonment on the plat as follows: Abandonment authorized by Ordinance No. \_\_\_\_\_, recorded as Inst. Nos. (Cert. ORD No. \_\_\_\_\_, QCD No. \_\_\_\_\_). Utility Easements retained.
24. Prior to the final plat, please contact Real Estate regarding the parking spaces that appear to be in the adjacent 20-foot alley.
25. On the final plat, add "Mckinney Avenue" to plat document.
26. On the final plat, identify the property as Lot 2 in City Block 2/954.





1:2,400

## AERIAL MAP

- Area of Request
- Recent History

Case no: S234-129

Date: 6/7/2024

