

CITY PLAN COMMISSION**THURSDAY, JUNE 1, 2023****FILE NUMBER:** S223-150**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Carroll Avenue and Haskell Avenue, east of Central Expressway**DATE FILED:** May 5, 2023**ZONING:** PD 305 and PD 889**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20305.pdf>
<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20889.pdf>**CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 21.582-acres MAPSCO:35-Y/35Z****APPLICANT/OWNER:** Urban Smart Growth, LP, Central Carroll Interests LLC**REQUEST:** An application to replat a 21.582-acre tract of land containing all of Lots 1C, 2A, and a part of Lots 1A and 1B in City Block 18/2006 to create 6 lots ranging in size from 0.545-acre lot to 9.534-acre lot on property located on Carroll Avenue and Haskell Avenue, east of Central Expressway.**SUBDIVISION HISTORY:** Currently not available**STAFF RECOMMENDATION:** The request complies with the requirements of PD 305 and PD 889; 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 six.

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 80 feet of right-of-way (via fee simple) from the established center line of Haskell Avenue. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Peak Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
18. 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.

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
21. On the final plat, show recording information on all existing easements within 150 feet of the property.

22. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
23. On the final plat, show all additions of tracts of land within 150 feet of property with recording information.

Dallas Water Utilities Conditions:

24. 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).
25. 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.
26. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

27. Prior to the final plat, contact Park and Recreation department. Park and Recreation department has identified a portion of the plat as needed for future parkland in accordance with Sec-51A-8.508.
28. On the final plat, show alley and street right- of- way abandonments notated on the plat for Tract A, B, C, and E Vol. 76194 Pg. 595 & Vol. 81053 Pg. 2388 and alley easement Vol. 74156 Pg. 817 and Vol. 74218 and Pg. 1643 and abandoned by ordinance 29048 Inst. No. 201300269072 and Street Abandoned Ordinance 19482 Inst. No. 201300381281 and 15-foot by15-foot sight easement Vol. 2002047, Pg. 255 abandoned by Ordinance No. 29048 Inst. No. 201300269072 as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. Nos. (Cert. Ord No. _____, QCD No. _____). Utility easements retained.
29. On the final plat, show the abandonment for the easements notated on the plat for 25' drainage easement Vol.74023 Pg. 1772 abandoned by Inst. No. 202200195190 and 5 feet private drainage easement Inst. No. 201500111543 abandoned by Inst. No. 202200228294 and 20-foot water easement Inst. No. 201300381281 abandoned in ordinance No. 32240 Inst. No. 20220019510 as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. No. _____. Please contact Real Estate to discuss 15 feet water main easement Vol. 87044, Pg. 1446 to be abandoned by 202200195190 and 20-foot water easement Vol. 2002047, Pg. 1446 to be abandoned by Inst. No. 202200195190.
30. Prior to the final plat, please contact Addressing Coordinator for release.

31. On the final plat, identify the property as Lots 1E through 1H & 1J through 1K in City Block 18/2006. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







