

**CITY PLAN COMMISSION****THURSDAY, SEPTEMBER 5, 2024****FILE NUMBER:** S234-180**SENIOR PLANNER:** Hema Sharma**LOCATION:** Hall Street and Roseland Avenue, east corner**DATE FILED:** August 8, 2024**ZONING:** PD 298 (Subarea 1)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20298.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.302-acres**APPLICANT/OWNER:** The Hall Street Yankee, LLC

**REQUEST:** An application to replat a 0.302-acre tract of land containing all of Lots 15 and 16 in City Block 596, and part of City Block 596 to create one lot on property located on Hall Street and Roseland Avenue, east corner.

**SUBDIVISION HISTORY:**

1. S189-040 was a request east of the present request to create one, 1.086-acre lot from a tract of land in City Block 513 on property located on San Jacinto Street between McCoy Street and Villars Street. The request was approved on December 13, 2018 but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 298 (Subarea 1); 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)

**Right-of way Requirements Conditions:**

15. On the final plat, dedicate 25 feet of right-of-way (via fee simple) from the established center line of Hall Street. *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 Roseland Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Hall Street & Roseland Avenue. Section 51A 8.602(d)(1)
18. 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)*

19. 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:**

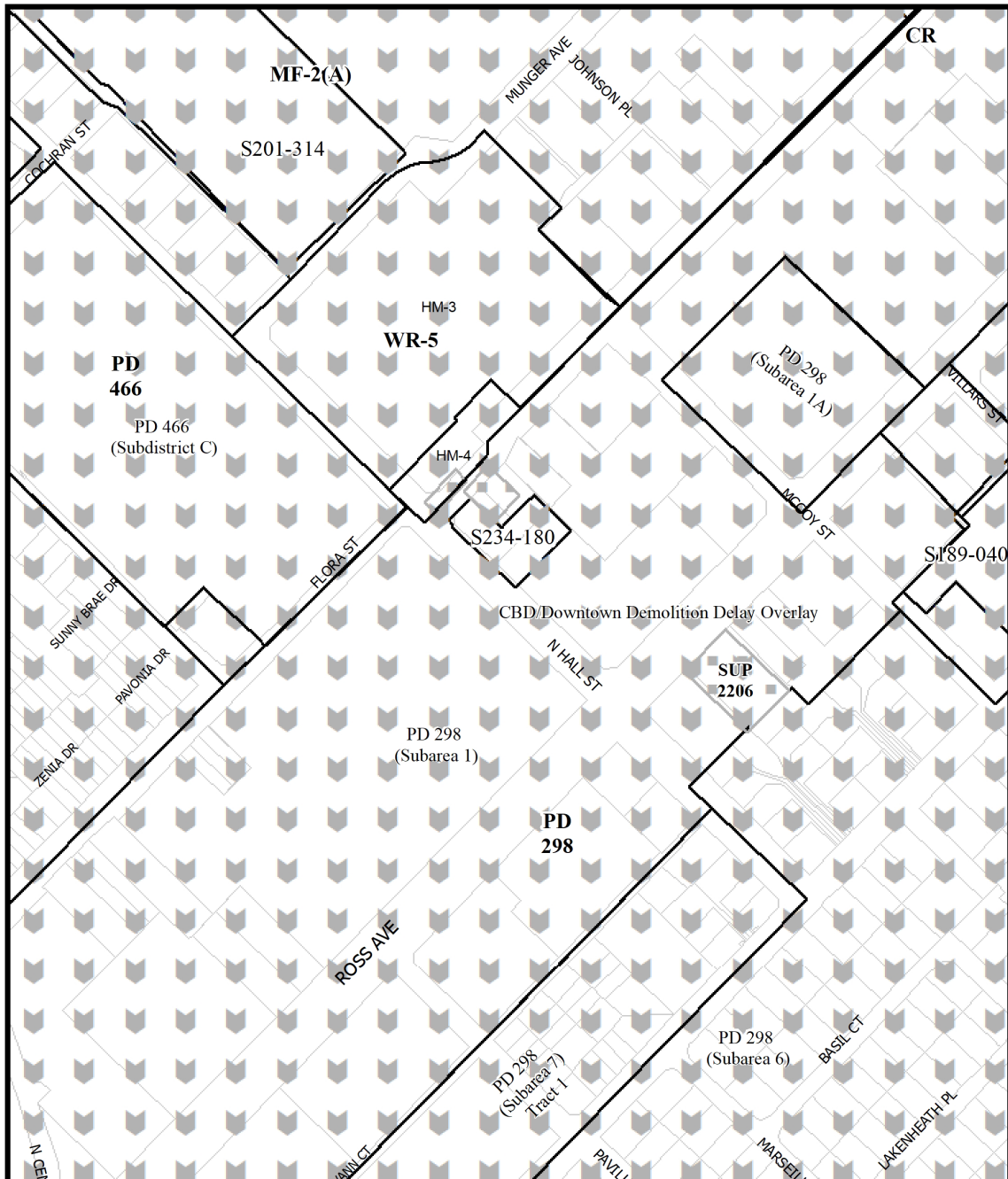
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
22. On the final plat, show distances/width across all adjoining right-of-way
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. 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.


**Dallas Water Utilities Conditions:**

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. 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.
27. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).


**Transportation/ Real Estate/ GIS, Lot & Block Conditions:**

28. Remove indented on-street parking unless redesigned to comply with City Standards and sufficient sidewalk is dedicated.
29. Prior to the final plat, please show the abandonment on the plat as follows: Abandonment authorized by Ordinance No.\_\_\_\_\_, recorded as Inst. No. \_\_\_\_\_. Utility Easements retained. If abandonment (Log 53895) not approved, fence encroaching in ROW adjacent to Hall Street must be removed.
30. On the final plat, identify the property as Lot 15A in City Block A/596.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <b>S234-180</b> Date: <b>8/16/2024</b>
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 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>      <b>S234-180</b>      </u> Date: <u>      <b>8/16/2024</b>      </u>
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