

CITY PLAN COMMISSION**THURSDAY, AUGUST 8, 2024****FILE NUMBER:** S234-160**SENIOR PLANNER:** Hema Sharma**LOCATION:** Willow Street at Hill Avenue, southwest corner**DATE FILED:** July 11, 2024**ZONING:** PD 1002**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%201002.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 2.005-acres**APPLICANT/OWNER:** Austin Kent, Simbolwood Ltd.

REQUEST: An application to replat a 2.005-acre tract of land containing all of Lot 1A in City Block 826 to create three lots ranging in size from 0.266 acre to 1.424 acre on property located on Willow Street at Hill Avenue, southwest corner.

SUBDIVISION HISTORY:

1. S212-129 was a request northwest of the present request to replat a 0.167-acre tract of land containing part of Lot 5 in City Block 7/827 to create one lot on property located on Elm Street, southwest of Hill Avenue. The request was approved on April 7, 2022 and recorded on January 11, 2024.
2. S212-011 was a request south of the present request to replat a 1.023-acre tract of land containing part of lots 2, 3, and 4 in City Block 11/5202 to create one lot on property located on Greenville Avenue at Fair Oaks Avenue, southeast corner. The request was approved on November 4, 2021 but has not been recorded.
3. S189-256 was a request south of the present request to create one 1.3226-acre lot from a tract of land in City Block 8/815 on property located on Willow Street at Commerce Street, northeast corner. The request was approved on August 1, 2019 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 1002; 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 three.

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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Willow Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Hill 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 Willow Street & Hill Avenue. Section 51A 8.602(d)(1).
18. 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

Flood Plain Conditions:

19. Comply with Peaks Branch drainage requirements. Finish floor elevation is recommended to be 3' above nearest inlet, top of curb. Per DWU Floodplain Management Department recommendation

Survey (SPRG) Conditions:

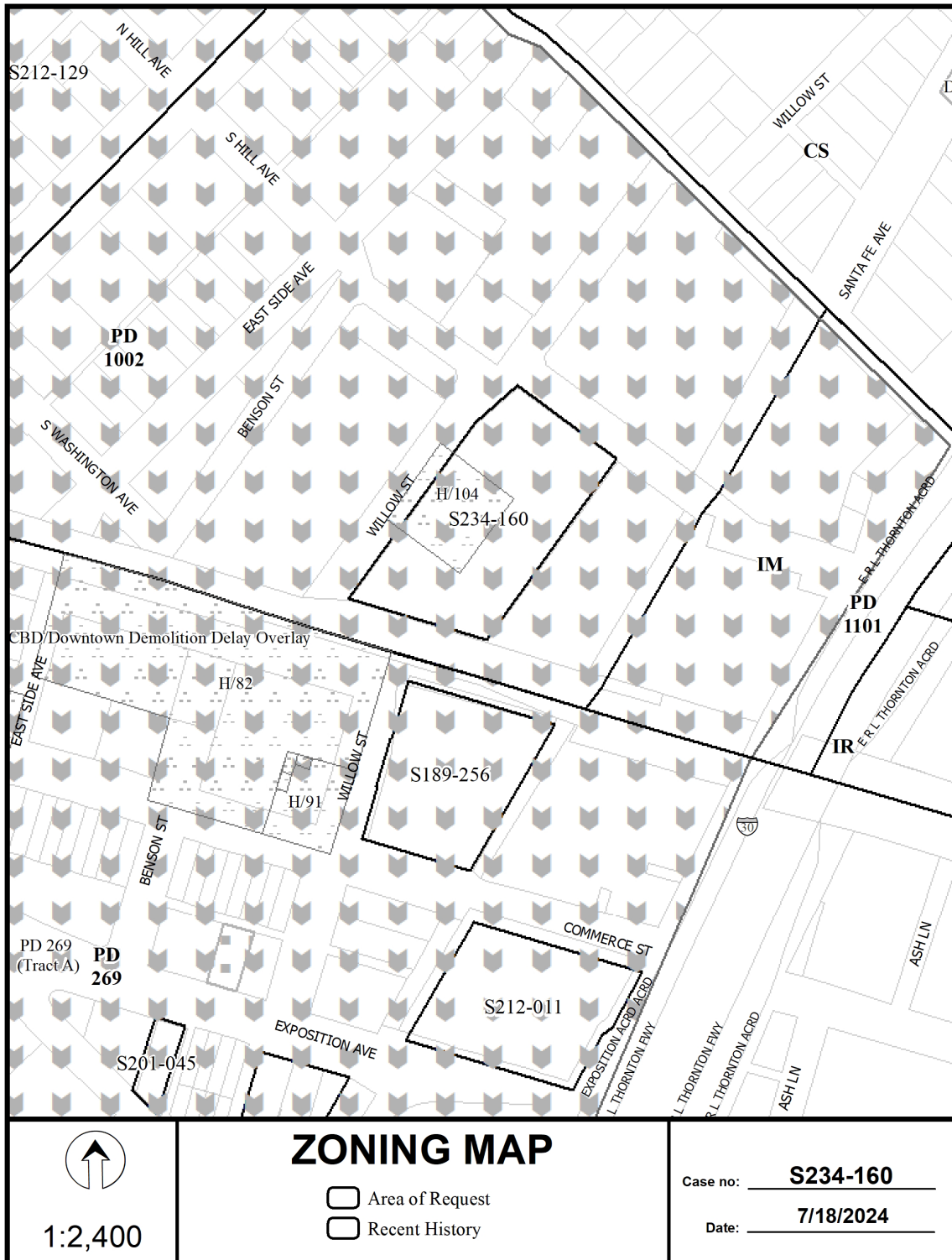
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
22. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).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

25. 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).
26. 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.
27. 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 Name / GIS, Lot & Block Conditions:

28. On the final plat, change "S. Hall Street" to "Hill Avenue". Section 51A-8.403(a)(1)(A)(xii).
29. On the final plat, identify the property as Lots 1B-1D in City Block 826.



1:2,400


ZONING MAP

-  Area of Request
-  Recent History

Case no: S234-160

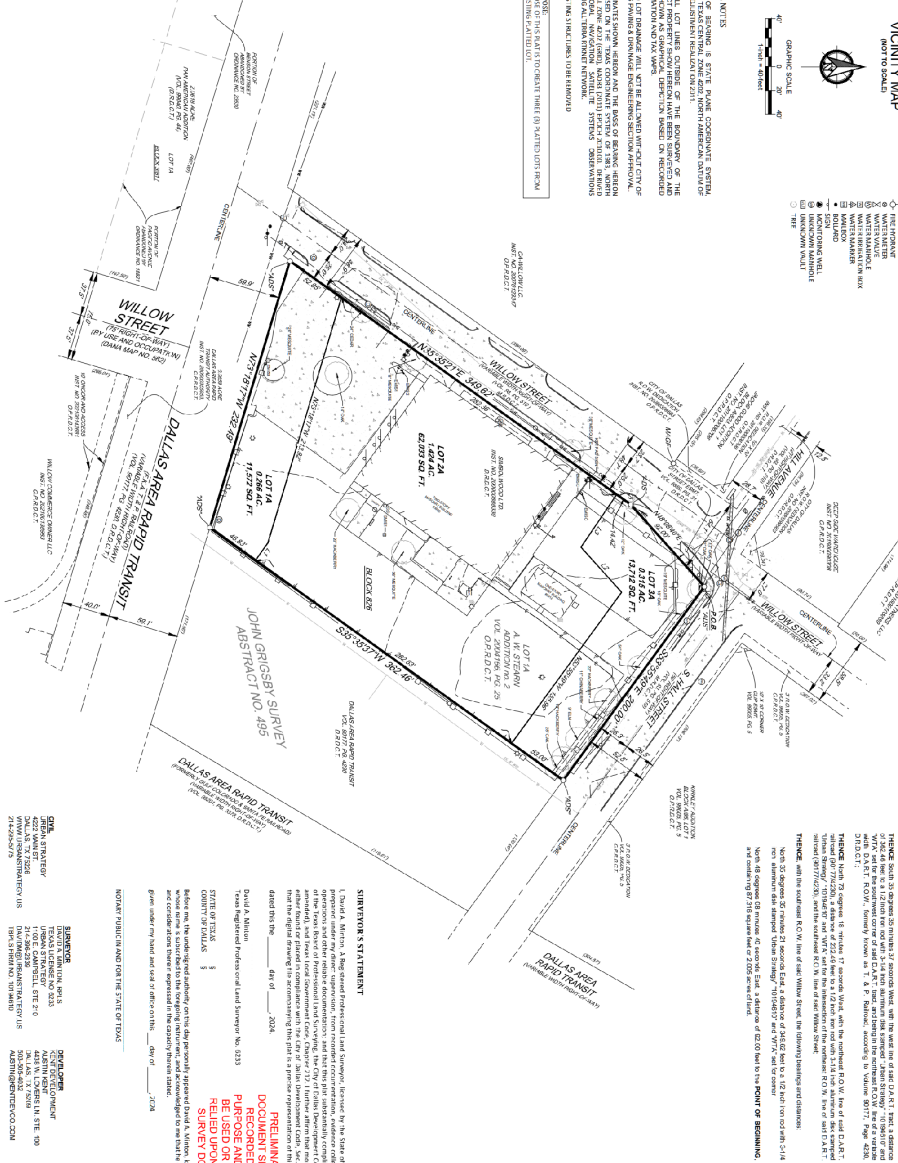
Date: 7/18/2024



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|--|---|--|
|  1:2,400 | <h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History | Case no: S234-160 Date: 7/18/2024 |
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- GENERAL NOTES**
1. VERIFY THAT CENTRAL ZONING DISTRICT APPLICABLE TO THE PROJECT IS THE SAME AS THAT SHOWN ON THE CITY OF DALLAS ZONING MAP.
 2. VERIFY THAT THE PROPERTY IS NOT SUBJECT TO ANY OTHER EASEMENTS, ENCUMBRANCES, OR INTERESTS.
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- LEGEND**
- IMPROVED LOT CORNER
 - UNIMPROVED LOT CORNER
 - LOT CORNER
 - POWER POLE
 - POWER POLE WITH CROSS ARM
 - POWER POLE WITH CROSS ARM AND WIRE
 - POWER POLE WITH CROSS ARM AND WIRE AND TRANSFORMER
 - POWER POLE WITH CROSS ARM AND WIRE AND TRANSFORMER AND WIRE
 - ELECTRIC TRANSMISSION LINE
 - ELECTRIC TRANSMISSION LINE WITH CROSS ARM
 - ELECTRIC TRANSMISSION LINE WITH CROSS ARM AND WIRE
 - ELECTRIC TRANSMISSION LINE WITH CROSS ARM AND WIRE AND TRANSFORMER
 - ELECTRIC TRANSMISSION LINE WITH CROSS ARM AND WIRE AND TRANSFORMER AND WIRE
 - GAS MAIN
 - GAS MAIN WITH VALVE
 - GAS MAIN WITH VALVE AND WIRE
 - GAS MAIN WITH VALVE AND WIRE AND TRANSFORMER
 - GAS MAIN WITH VALVE AND WIRE AND TRANSFORMER AND WIRE
 - WATER MAIN
 - WATER MAIN WITH VALVE
 - WATER MAIN WITH VALVE AND WIRE
 - WATER MAIN WITH VALVE AND WIRE AND TRANSFORMER
 - WATER MAIN WITH VALVE AND WIRE AND TRANSFORMER AND WIRE
 - SANITARY MAIN
 - SANITARY MAIN WITH VALVE
 - SANITARY MAIN WITH VALVE AND WIRE
 - SANITARY MAIN WITH VALVE AND WIRE AND TRANSFORMER
 - SANITARY MAIN WITH VALVE AND WIRE AND TRANSFORMER AND WIRE
 - FLOOD CONTROL
 - FLOOD CONTROL WITH VALVE
 - FLOOD CONTROL WITH VALVE AND WIRE
 - FLOOD CONTROL WITH VALVE AND WIRE AND TRANSFORMER
 - FLOOD CONTROL WITH VALVE AND WIRE AND TRANSFORMER AND WIRE
 - TELEPHONE
 - TELEPHONE WITH VALVE
 - TELEPHONE WITH VALVE AND WIRE
 - TELEPHONE WITH VALVE AND WIRE AND TRANSFORMER
 - TELEPHONE WITH VALVE AND WIRE AND TRANSFORMER AND WIRE
 - CABLE
 - CABLE WITH VALVE
 - CABLE WITH VALVE AND WIRE
 - CABLE WITH VALVE AND WIRE AND TRANSFORMER
 - CABLE WITH VALVE AND WIRE AND TRANSFORMER AND WIRE
 - FIBER OPTIC
 - FIBER OPTIC WITH VALVE
 - FIBER OPTIC WITH VALVE AND WIRE
 - FIBER OPTIC WITH VALVE AND WIRE AND TRANSFORMER
 - FIBER OPTIC WITH VALVE AND WIRE AND TRANSFORMER AND WIRE
 - UNKNOWN
 - UNKNOWN WITH VALVE
 - UNKNOWN WITH VALVE AND WIRE
 - UNKNOWN WITH VALVE AND WIRE AND TRANSFORMER
 - UNKNOWN WITH VALVE AND WIRE AND TRANSFORMER AND WIRE
 - UNKNOWN WITH VALVE AND WIRE AND TRANSFORMER AND WIRE AND TRANSFORMER
 - UNKNOWN WITH VALVE AND WIRE AND TRANSFORMER AND WIRE AND TRANSFORMER AND WIRE

OWNER'S CERTIFICATE

THE UNDERSIGNED, _____, being the owner of the above described premises, hereby certify that the information herein is true and correct to the best of my knowledge and belief.

DATE: _____

SIGNATURE: _____

OWNER'S CERTIFICATE

I, _____, being the owner of the above described premises, hereby certify that the information herein is true and correct to the best of my knowledge and belief.

DATE: _____

SIGNATURE: _____

OWNER'S STATEMENT

I, _____, being the owner of the above described premises, hereby certify that the information herein is true and correct to the best of my knowledge and belief.

DATE: _____

SIGNATURE: _____

URBAN STRATEGY

3200 Capital Square, Suite 1000, Dallas, Texas 75204
www.urbanstrategy.us

REPLAT

WILLOW TOWNHOMES ADDITION

LOTS 1A, 2A, & 3A, BLOCK 826

2.0046 ACRES / 87,322 SQUARE FEET

BEING A REPLAT OF
 RECORDS OF DALLAS COUNTY, TEXAS
 MAP RECORDS OF DALLAS COUNTY, TEXAS
 QUOTE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY PLAN FILE NO. 5274-160
 ENGINEERING PLAN NO. XXXX-