

**CITY PLAN COMMISSION****THURSDAY, NOVEMBER 7, 2024****FILE NUMBER:** S245-006**SENIOR PLANNER:** Hema Sharma**LOCATION:** Haskel Avenue, south of Floyd Street**DATE FILED:** October 9, 2024**ZONING:** PD 298 (Subarea 12, Tract 2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20298.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.1574-acres**APPLICANT/OWNER:** Jeff Fairey**REQUEST:** An application to create one 0.1574-acre lot from a tract of land in City Block 766 on property located on Haskel Avenue, south of Floyd Street.**SUBDIVISION HISTORY:**

1. S223-163 was a request southeast of the present request to replat a 0.6027-acre tract of land containing all of Lot 8 and part of Lot 9 in City Block D/790 to create one Lot on property located on Worth Street, west of Haskell Avenue. The request was approved on June 15, 2023 but has not been recorded.
2. S223-131 was a request southeast of the present request to replat a 0.6027-acre tract of land containing all of Lot 8 and part of lot 9 in City Block D/790 to create one lot on property located on Worth Street, west of Haskell Avenue. The request was withdrawn on May 11, 2023.
3. 223-048 was a request southeast of the present request to replat a 1.4746-acre tract of land containing all of Lots 5, 6, 8A and a portion of Lot 7 in City Block C/789 to create one lot on property located on Haskell Avenue at Junius Street, southwest corner. The request was approved on January 5, 2023 but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 298 (Subarea 12, Tract 2); 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 32.5 feet of right-of-way (via fee simple) from the established center line of Haskel Avenue. *Section 51A 8.602(c)*

**Flood Plain Conditions:**

16. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3' above nearest inlet, top of curb. 51A 8.611(d), C.9 of Mill Creek, Master Drainage Plan Study

**Survey (SPRG) Conditions:**

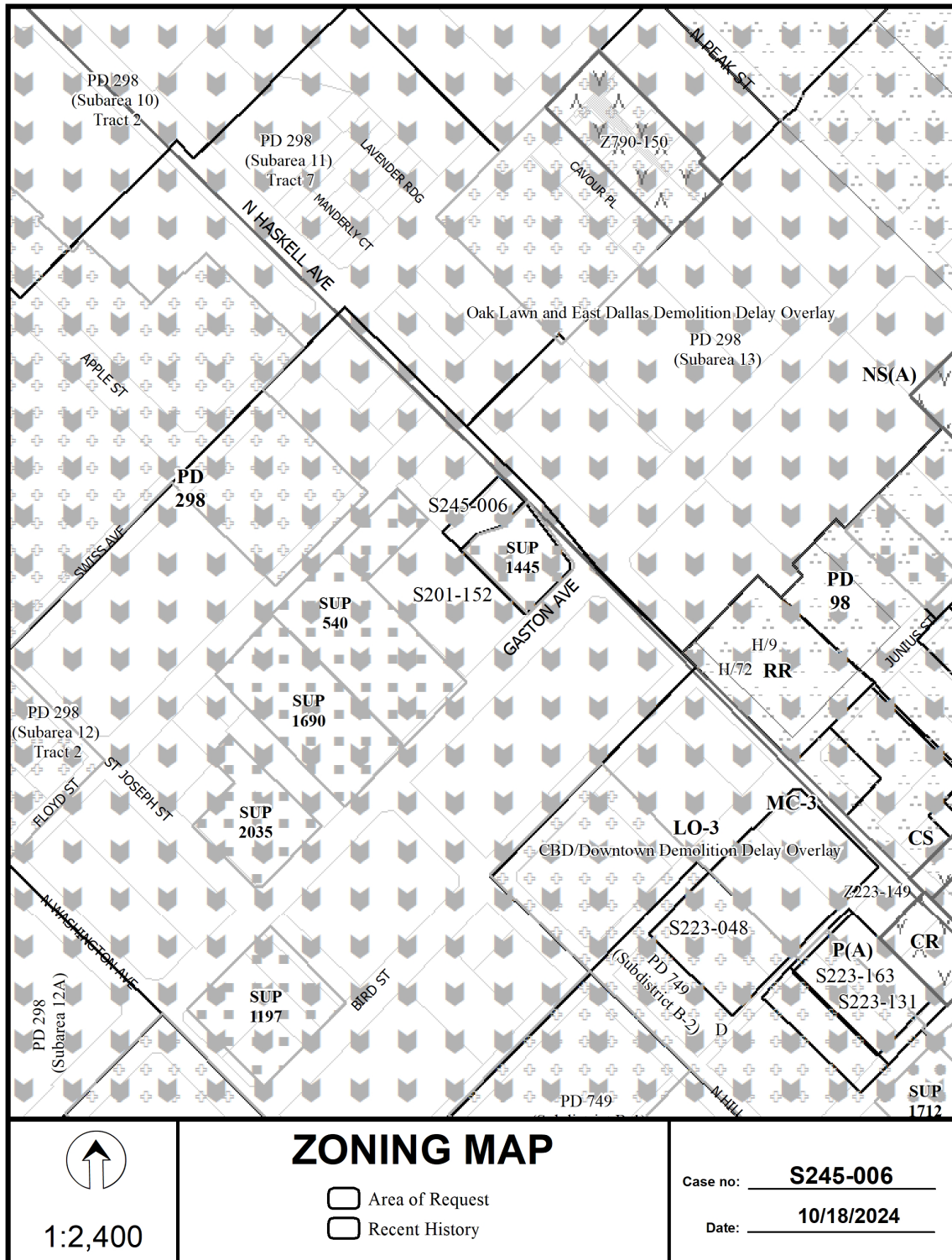
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.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

21. 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).
22. 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.
23. 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:**

24. On the final plat, change “N. Haskell Avenue” to “Haskell Avenue”. Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat, identify the property as Lot 4 in City Block A/766.



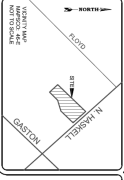


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# AERIAL MAP

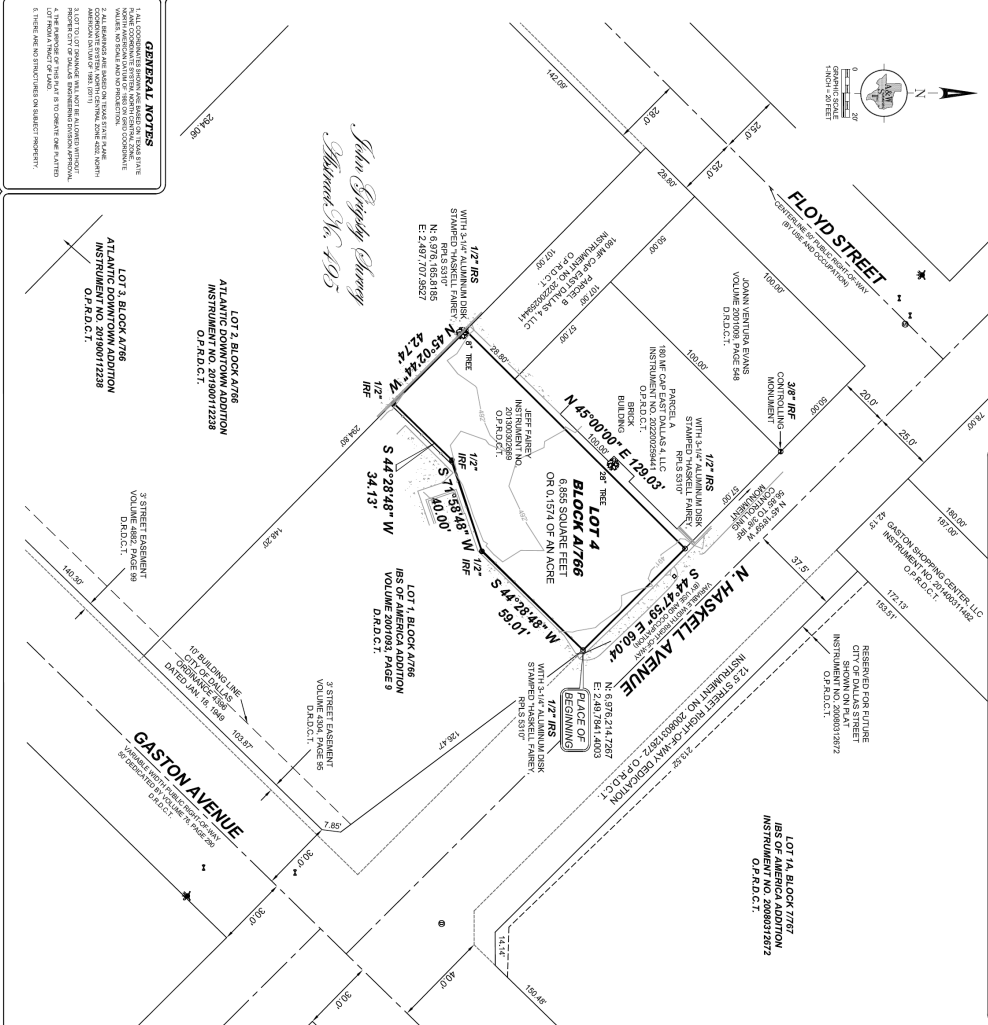
- Area of Request
- Recent History

Case no: S245-006  
Date: 10/18/2024



**LEGEND**

LOT 1, BLOCK A176	LOT 2, BLOCK A176	LOT 3, BLOCK A176	LOT 4, BLOCK A176	LOT 5, BLOCK A176	LOT 6, BLOCK A176	LOT 7, BLOCK A176	LOT 8, BLOCK A176	LOT 9, BLOCK A176	LOT 10, BLOCK A176	LOT 11, BLOCK A176	LOT 12, BLOCK A176	LOT 13, BLOCK A176	LOT 14, BLOCK A176	LOT 15, BLOCK A176	LOT 16, BLOCK A176	LOT 17, BLOCK A176	LOT 18, BLOCK A176	LOT 19, BLOCK A176	LOT 20, BLOCK A176
LOT 21, BLOCK A176	LOT 22, BLOCK A176	LOT 23, BLOCK A176	LOT 24, BLOCK A176	LOT 25, BLOCK A176	LOT 26, BLOCK A176	LOT 27, BLOCK A176	LOT 28, BLOCK A176	LOT 29, BLOCK A176	LOT 30, BLOCK A176	LOT 31, BLOCK A176	LOT 32, BLOCK A176	LOT 33, BLOCK A176	LOT 34, BLOCK A176	LOT 35, BLOCK A176	LOT 36, BLOCK A176	LOT 37, BLOCK A176	LOT 38, BLOCK A176	LOT 39, BLOCK A176	LOT 40, BLOCK A176



**GENERAL NOTES**

1. ALL DIMENSIONS SHOWN ARE BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.
2. ALL DIMENSIONS ARE SHOWN IN FEET AND INCHES.
3. ALL DIMENSIONS ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
4. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF DALLAS.
5. THIS PLAT IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

**LOT 3, BLOCK A176**  
ATLANTIC DOWNTOWN ADDITION  
VOLUME 180, PAGE 1238  
D.P.R.C.T.

**LOT 2, BLOCK A176**  
ATLANTIC DOWNTOWN ADDITION  
VOLUME 180, PAGE 1238  
D.P.R.C.T.

**LOT 1, BLOCK A176**  
ATLANTIC DOWNTOWN ADDITION  
VOLUME 180, PAGE 1238  
D.P.R.C.T.

**LOT 4, BLOCK A176**  
ATLANTIC DOWNTOWN ADDITION  
VOLUME 180, PAGE 1238  
D.P.R.C.T.

**LOT 5, BLOCK A176**  
ATLANTIC DOWNTOWN ADDITION  
VOLUME 180, PAGE 1238  
D.P.R.C.T.

**LOT 6, BLOCK A176**  
ATLANTIC DOWNTOWN ADDITION  
VOLUME 180, PAGE 1238  
D.P.R.C.T.

**LOT 7, BLOCK A176**  
ATLANTIC DOWNTOWN ADDITION  
VOLUME 180, PAGE 1238  
D.P.R.C.T.

**OWNERS CERTIFICATE**

WE, the undersigned, the owners of the property described in the plat above, do hereby certify that the plat is a true and correct representation of the actual conditions of the property and that the same has been prepared by a duly licensed and qualified surveyor in accordance with the laws and regulations of the State of Texas and the City of Dallas.

**OWNERS DECLARATION**

I, the undersigned, the owner of the property described in the plat above, do hereby declare that the plat is a true and correct representation of the actual conditions of the property and that the same has been prepared by a duly licensed and qualified surveyor in accordance with the laws and regulations of the State of Texas and the City of Dallas.

**PLAT COUNTY RECORDING LABEL HERE**

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**PRELIMINARY PLAT**

**HASKELL AVENUE**  
LOT 1, BLOCK A176  
ATLANTIC DOWNTOWN ADDITION  
VOLUME 180, PAGE 1238  
D.P.R.C.T.