

**CITY PLAN COMMISSION****THURSDAY, JUNE 06, 2024****FILE NUMBER:** S234-120**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Gaston Avenue, northwest of East Grand Avenue/State Highway No. 78**DATE FILED:** May 09, 2024**ZONING:** PD 808**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20808.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.74-acres**APPLICANT/OWNER:** 3G White Rock, LLC

**REQUEST:** An application to replat a 0.74-acre tract of land containing part of Lot 11B in City Block E/2738 to create one 0.36-acre lot and one 0.38-acre lot on property located on Gaston Avenue, northwest of East Grand Avenue/State Highway No. 78.

**SUBDIVISION HISTORY:**

1. S201-710 was a request southeast of the present request to create a 3.8776-acre lot from a tract of land in City Block 2700 on property located on East Grand Avenue, northeast of Coronado Avenue. The request was approved on August 19, 2021, and has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 808; 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 two.

**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 30 feet of right-of-way (via fee simple) from the established center line of Gaston Avenue. *Section 51A 8.602(c)*
16. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of East Grand Avenue/State Highway No. 78. *Section 51A 8.602(c)*
17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Gaston Avenue & Garland Road. *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. TxDOT approval may be required for any driveway modification or new access point(s).
20. 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:**

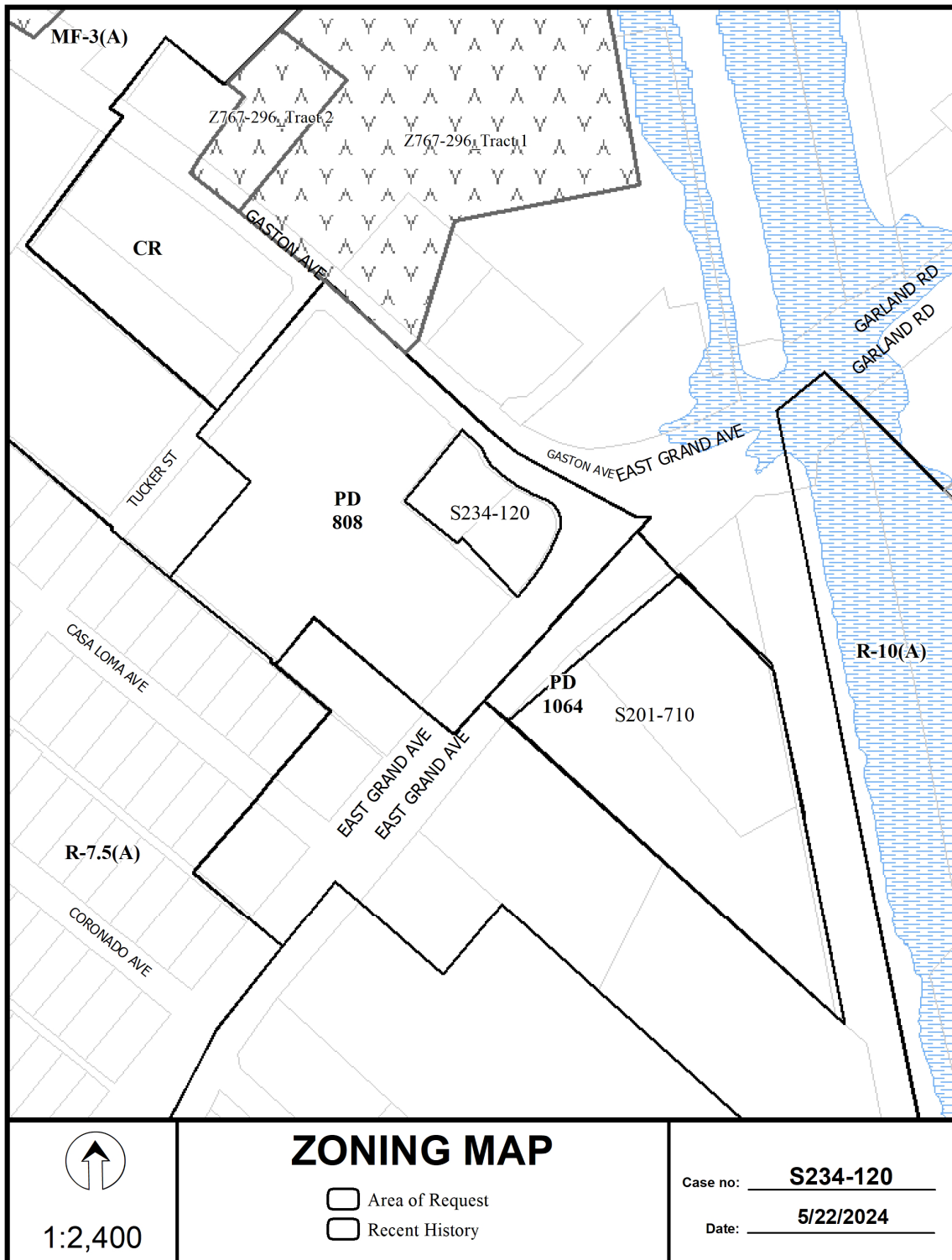
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show the correct recording information for the subject property.
23. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
24. On the final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

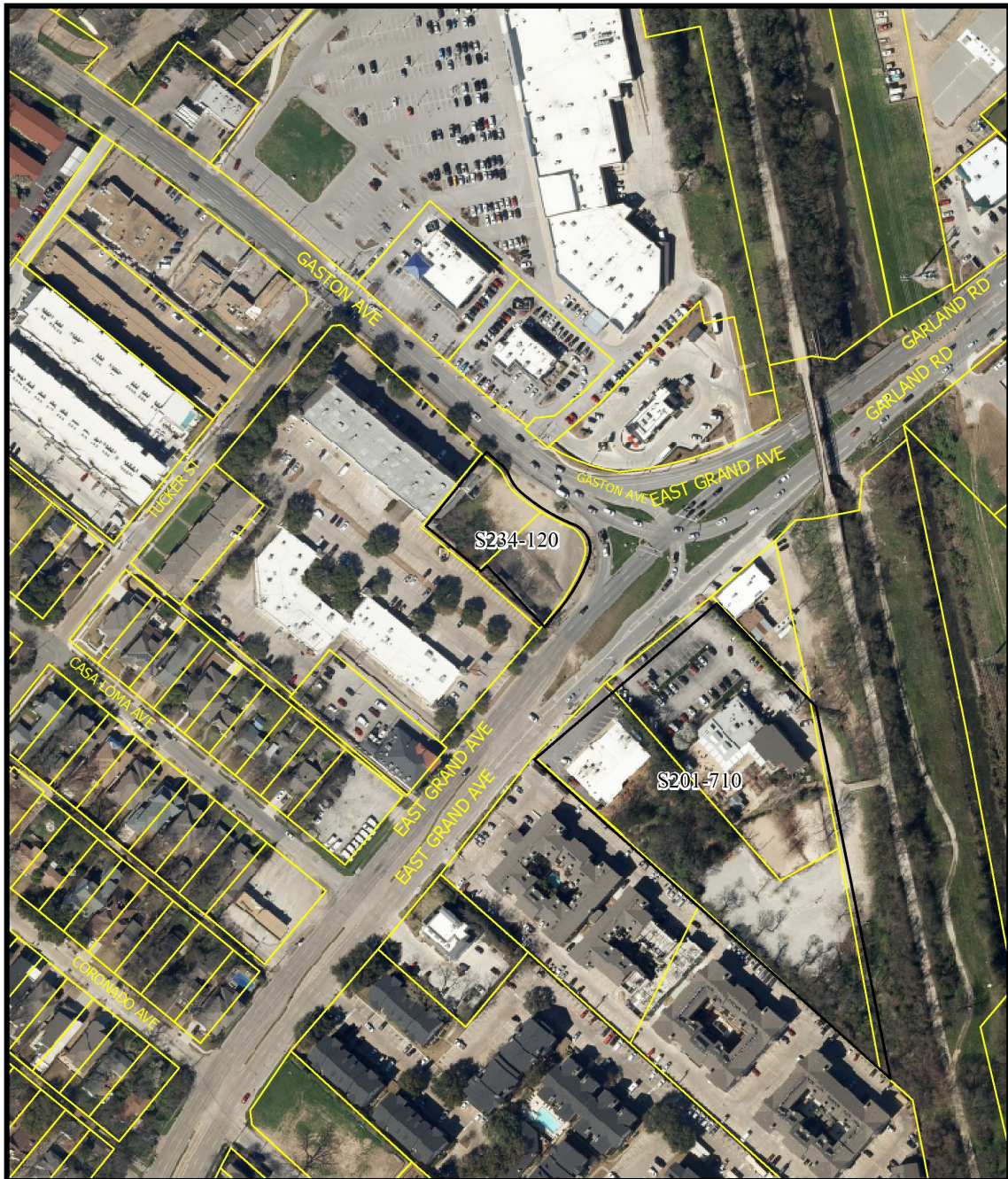
**Dallas Water Utilities Conditions:**

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 may be 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 "State Highway 78/East Grand Avenue" to "East Grand Avenue/State Highway No. 78".
29. On the final plat, identify the property as Lots 11C & 11D in City Block E/2738.





1:2,400

## AERIAL MAP

- Area of Request
- Recent History

Case no: S234-120

Date: 5/22/2024



