

**CITY PLAN COMMISSION****THURSDAY, SEPTEMBER 07, 2023****FILE NUMBER:** S223-227**SENIOR PLANNER:** Hema Sharma**LOCATION:** between Harwood Street and Martin Luther King Jr. Boulevard, west of SM Wright Frwy**DATE FILED:** August 10, 2023**ZONING:** PD595 (Subdistrict CC)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 1.1385-acres**APPLICANT/OWNER:** Forest Forward

**REQUEST:** An application to replat a 1.1385-acre tract of land containing all of Lots 6, 13, 14 and part of Lots 5, 11, 12 and 15 in City Block 7/1144 and a portion of 26.50-foot abandoned alley to create one lot on property located between Harwood Street and Martin Luther King Jr. Boulevard, west of SM Wright Frwy.

**SUBDIVISION HISTORY:**

1. S223-228 is a request southeast of present request to replat a 1.8846-acre tract of land containing all of Lots 1 through 5, 8 through 11, part of Lots 6 and 12 in City Block 10/1152 and a portion of an abandoned alley to create one lot on property bounded by Martin Luther King Jr. Boulevard, Harwood Street, Peabody Avenue and Central Expressway (A.K.A. S.M. Wright Frwy). The request is scheduled for City Plan Commission hearing on September 7, 2023.
2. S223-226 is a request southeast of present request to replat a 0.9991-acre tract of land containing all of Lots 5, 6, 10, 11 and 12 in City Block 12/1158 and a portion of 15-foot abandoned alley to create one lot on property located between Pennsylvania Avenue and Peabody Avenue, west of Harwood Street. The request is scheduled for City Plan Commission hearing on September 7, 2023.
3. S223-225 is a request southeast of present request to replat a 1.4244-acre tract of land containing all of Lots 1 through 4, 7 and part of Lots 8 through 11 in City Block 13/1159 and a portion of 15-foot abandoned alley to create one lot on property located between Pennsylvania Avenue and Peabody Avenue, east of Harwood Street. The request is scheduled for City Plan Commission hearing on September 7, 2023.
4. S223-157 was a request southwest of present request to replat a 0.697-acre tract of land containing a portion of lots 7 through 10 in City Block 5/1142 to create one lot on property located on Colonial Avenue at Martin Luther King Jr. Boulevard, north corner. The request was approved on June 15, 2023 but has not been recorded.
5. S223-137 was a request southwest of present request to replat a 0.697-acre tract of land containing all of Lots 7 through 10 in City Block 5/1142 to create one lot

on property located on Martin Luther king at Colonial Avenue, north corner. The request was withdrawn on May 10, 2023.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 595 (Subdistrict CC); 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 a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Martin Luther King Jr. Boulevard & the Service Road. Section 51A 8.602(d)(1)
16. 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)*
17. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s).
18. Provide a turn-around per the City of Dallas Standards at the end of the alleys *Section 51A-8.506(b)*
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, 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:**

22. 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).
23. 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.

24. 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.

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

25. On the final plat, please show the alley abandonment on the plat as follows: Abandonment authorized by Ordinance No. \_\_\_\_\_, recorded as Inst. Nos. (Cert. ORD No. \_\_\_\_\_, QCD No. \_\_\_\_\_). Utility Easements retained. Please provide a copy of Ordinance No. 4320.
26. On the final plat, change "S Hardwood Street" to "Harwood Street"/ Change "Interstate Highway 45" to "Julius Schepps Freeway/Interstate Highway No. 45" / change "175 SM Wright Freeway" to "Central Expressway (A.K.A.S.M. Wright Freeway)".
27. On the final plat, identify the property as Lot 5A in City Block 7/1144. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).











