

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 21, 2024****FILE NUMBER:** S245-014**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Tracy Street, north of Harvard Avenue**DATE FILED:** October 23, 2024**ZONING:** PD 193 (LC)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-l>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.8090-acres**APPLICANT/OWNER:** ABA Family Trust, by Allie Beth Allman Trustee; Allman Property Co., No.2, LTD., by Allman Management Company, LLC, Its General Partner by Allie Beth Allman, Manager., and Allman Management Company, LLC, Its General Partner, by Allie Beth Allman, Manager**REQUEST:** An application to replat a 0.8090-acre tract of land containing all of Lots 1 through 4 in City Block 7/2019 and part of City Block 7/2019 to create one lot on property located on Tracy Street, north of Harvard Avenue.**SUBDIVISION HISTORY:**

1. S223-010 was a request northeast of the present request to replat a 2.176-acre tract of land containing all of Lots 1 through 3, Lots 6 through 14, all of Lot 2A, Lots 1E through 1G in City Block 5/2018, and abandoned portion of Tracy Street to create one lot on property located between Tracy Street and McKinney Avenue, north of Webb Avenue. The request was approved on November 13, 2022, but has not been recorded.
2. S212-352 was a request northeast of the present request to replat a 2.153-acre tract of land containing all of Lots 1 through 3, Lots 6 through 14, all of Lot 2A, Lots 1E through 1G in City Block 5/2018, and abandoned portion of Tracy Street to create one lot on property located between Tracy Street and McKinney Avenue, north of Webb Avenue. The request was withdrawn on October 6, 2022.
3. S212-240 was a request southeast of the present request to replat a 0.9565-acre tract of land containing part of Lots 11 and 12, 14 through 16 and all of Lot 13 in City Block J/1623 to create one lot on property located on Monticello Avenue at McKinney Avenue, northeast corner. The request was approved on July 7, 2022, but has not been recorded.
4. S212-218 was a request east of the present request to replat a 1.0, 202285-acre tract of land containing all of Lots 1 through 4, part of Lots 19 through 24 in City Block 3/2016 to create one lot on property between McKinney Avenue and Central Expressway/ U.S. Highway No. 75 (FKA Keating Avenue), south of Webb Street. The request was approved on June 6, 2022, but has not been recorded.
5. S190-023 was a request northeast of the present request to replat a 0.449-acre tract of land containing part of Lots B and C, and all of Lots 10 and 11 in City Block 5/2018 to create one lot on property located on McKinney Avenue, east of

Katy Trail. The request was approved on November 21, 2019 and was withdrawn on April 21, 2020.

STAFF RECOMMENDATION: The request complies with the requirements of PD 193 (LC); 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 or street easement) from the established centerline of Tracy Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Tracy Street and Harvard Avenue. Section 51A 8.602(d)(1)
17. Coordinate with Dallas Park and Recreation Department is required for any proposed work with Katy Trail.

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
20. On the final plat, show distances/width across all adjoining rights-of-way.
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
23. Need new/different plat name.

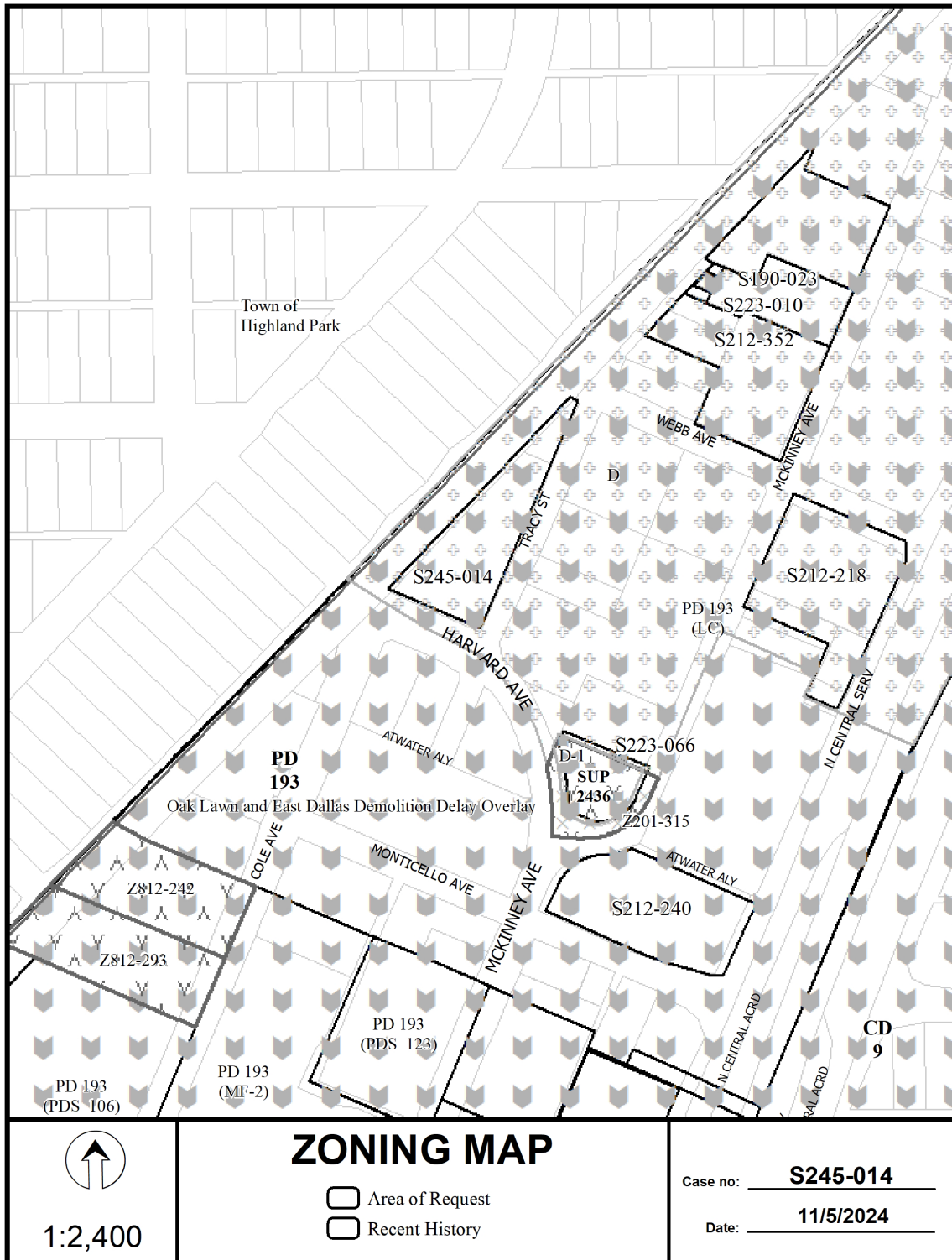
Dallas Water Utilities Conditions:

24. 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.
25. 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.


26. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.

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

27. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
28. On the final plat, show the Tracy Street right-of-way abandonment as: "Abandonment authorized by Ordinance No._____, recorded as Inst. No._____. Utility Easements retained."
29. On the final plat, change "Webb Avenue" to "Webb Avenue (AKA Webb Street)".
30. On the final plat, identify the property as Lot 1A in City Block 7/2019.





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|  1:2,400 | <h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | Case no: <u> S245-014 </u> Date: <u> 11/5/2024 </u> |
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