

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 07, 2023****FILE NUMBER:** S223-225**SENIOR PLANNER:** Hema Sharma**LOCATION:** between Pennsylvania Avenue and Peabody Avenue, east of Harwood Street**DATE FILED:** August 10, 2023**ZONING:** PD 595 (Subdistrict CC & D(A))**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 1.4244-acres**APPLICANT/OWNER:** Forest Forward

REQUEST: An application 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.

SUBDIVISION HISTORY:

1. S223-228 is a request northwest 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. S223-227 is a request northwest of present request 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. The request is scheduled for City Plan Commission hearing on September 7, 2023.
3. S223-226 is a request south 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.
4. S212-273 was a request northeast of present request to replat a 0.574-acre tract of land containing all of Lot 21A in City Block 24/1304 to create four 6,250 square foot lots on property located on Pennsylvania Avenue, east of Edgewood Street. The request was approved on August 4, 2022 but has not been recorded.
5. S212-220 was a request southeast of present request to create one 4.374-acre lot from a tract of land in City Block 1167 on property bounded by Pennsylvania Avenue, Harwood Street, Warren Avenue, and Wendelkin Street. The request was approved on June 16, 2022 but has not been recorded.

6. S212-210 was a request northeast of present request to replat a 0.574-acre tract of land containing all of Lot 21A in City Block 24/1304 to create five lots with lot area of 5,000 square feet each on property located on Pennsylvania Avenue, east of Edgewood Street. The request was withdrawn May 20, 2022.

PROPERTY OWNER NOTIFICATION: On August 18, 2023, 17 notices were sent to property owners within 200 feet of the proposed plat.

STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

- The property south of the present request has lot area of 191,559 square feet and are zoned PD 595 (D(A)). *(Please refer to the existing area analysis and aerial map)*
- The properties southeast of the present request have lot areas ranging in size from 2,299 square feet to 9,577 square feet and are zoned PD 595 (D(A)). *(Please refer to the existing area analysis and aerial map)*

Staff finds that there is no established lot pattern in the immediate area of request (*refer existing area analysis map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of PD 595 (Subdistrict CC & D(A)); therefore, staff recommends approval 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 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Peabody Avenue & Harwood Street. Section 51A 8.602(d)(1)
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 Pennsylvania Avenue & Harwood Street. Section 51A 8.602(d)(1)
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 Peabody Avenue & Service 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 modifications or new access.
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*
21. If the location is within PD 468, Pd 595, PD 887 then must comply with Form District Article XIII set forth by City Code 51A-13.

Survey (SPRG) Conditions:

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. 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:

24. 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).
25. 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.
26. 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:

27. Prior to the final plat, please fence in right-of-way on Peabody Avenue and S. 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.
28. On the final plat, change "Pennsylvania Ave" to "Pennsylvania Avenue"/ Change "S Hardwood Street" to "Harwood ST/ Change "175 SM Wright Freeway" to "Central Expressway (A.K.A.S.M. Wright Freeway)".
29. On the final plat, identify the property as Lots 1A in City Block 13/1159. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET









