

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 07, 2023****FILE NUMBER:** S223-226**SENIOR PLANNER:** Hema Sharma**LOCATION:** between Pennsylvania Avenue and Peabody Avenue, west of Harwood Street**DATE FILED:** August 10, 2023**ZONING:** PD 595 (Subdistrict D(A))**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.9991 -acres**APPLICANT/OWNER:** Forest Forward

REQUEST: An application 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.

SUBDIVISION HISTORY:

1. S223-228 is a request north 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. S223-225 is a request north 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 northwest 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. 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 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 Pennsylvania 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 Peabody Avenue & Harwood Street. Section 51A 8.602(d)(1)
17. Provide a turn-around per the City of Dallas Standards at the end of alley between Harwood Street and Service Road on West Side *Section 51A-8.506(b)*
18. 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

19. 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:

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.

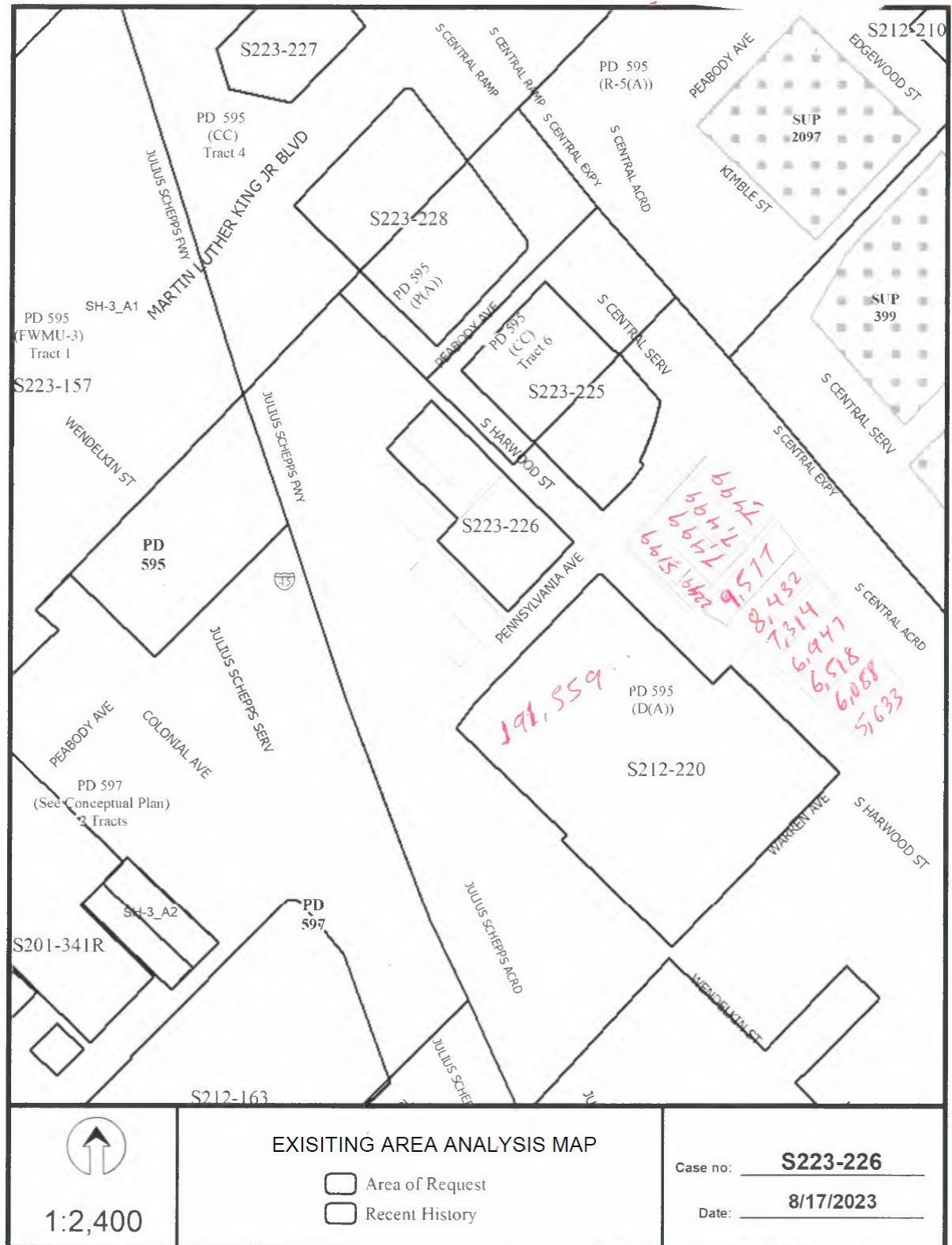
Dallas Water Utilities Conditions:

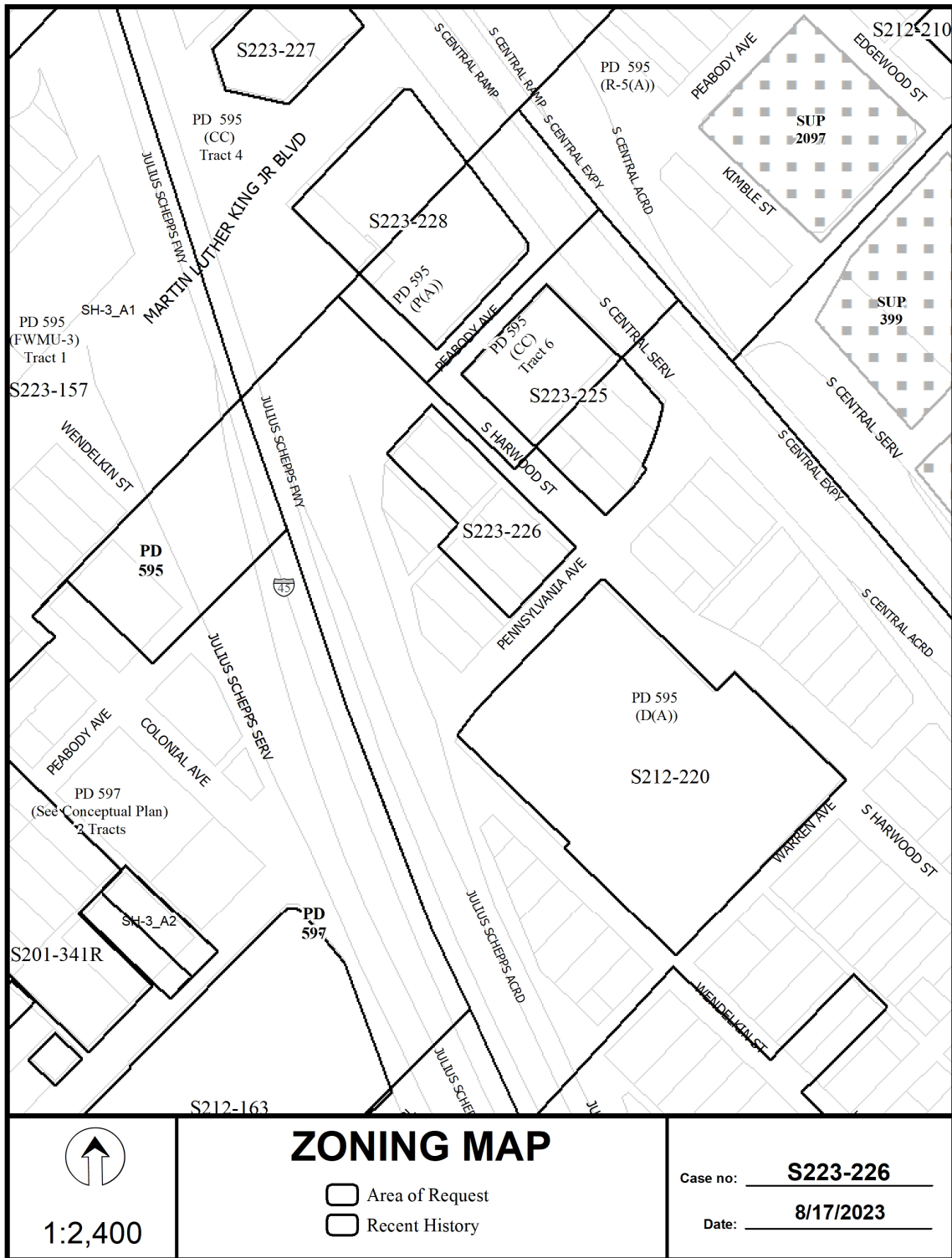
22. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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 remove fence in right of way on Peabody Avenue. 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.
26. On the final plat, change “Pennsylvania Ave” to “Pennsylvania Avenue”/ Change “S Hardwood Street” to “Harwood ST” / Change “Interstate Highway 45” to “Julius Schepps Freeway/Interstate Highway No. 45”.
27. On the final plat, identify the property as Lot 5A in City Block 12/1158. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET

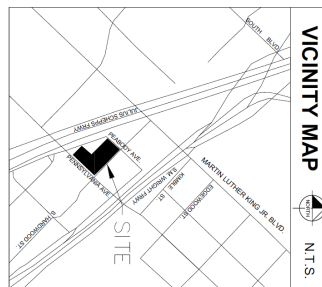
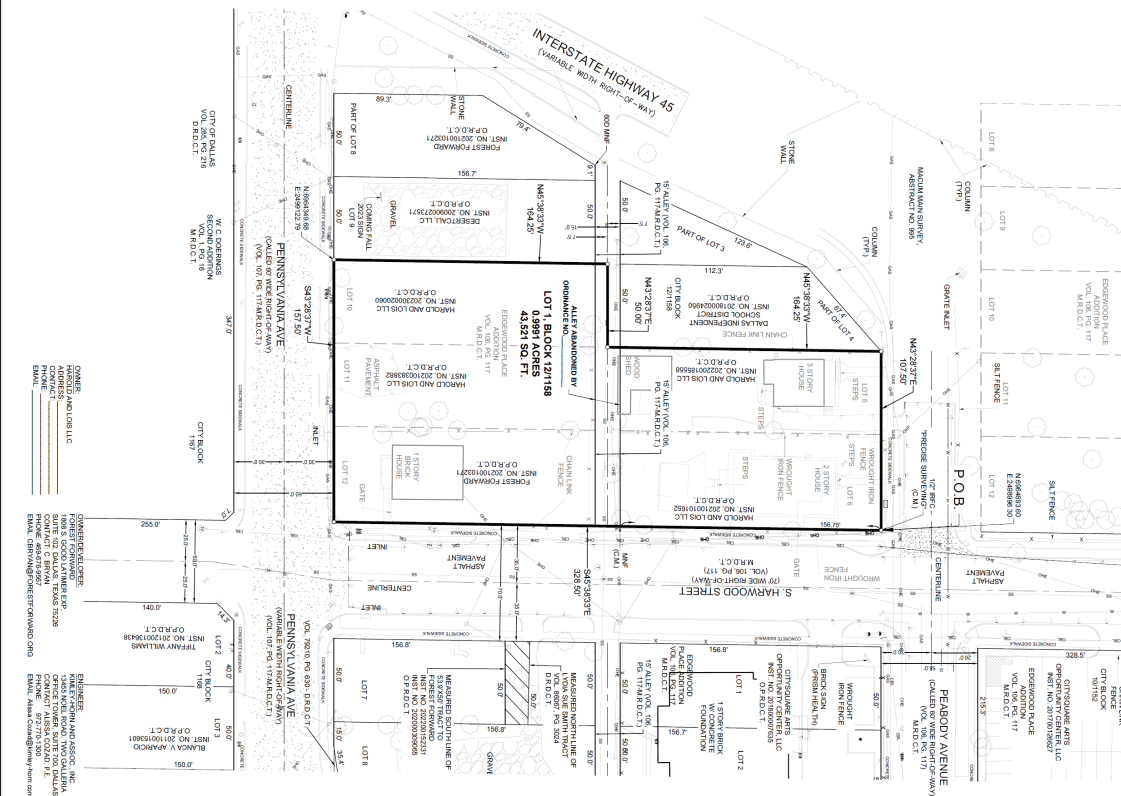




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LINE TYPE LEGEND

_____	BOUNDARY LINE
_____	ELEMENT LINE
_____	BUILDING LINE
_____	WATER LINE
_____	STORM SEWER LINE
_____	SANITARY SEWER LINE
_____	UNDERGROUND GAS LINE
_____	OVERHEAD UTILITY LINE
_____	UNDERGROUND TELEPHONE LINE
_____	CONCRETE PAVEMENT
_____	ASPHALT PAVEMENT
_____	DIRT/LOESS OF ACCESS

[illegible]

SURVEYOR'S STATEMENT

I. Jandy Dobbs, a Register

[illegible]

KIMLEY-HORN AND ASSOC., INC.
13455 New Road, Two Oakleaf Office Tower, Suite 700
Dallas, Texas 75240
972/770-1500
kpa.assoc@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes herein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Nacory Public n and for the State of Texas

<p>CERTIFICATE OF APPROVAL</p>	
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I, Tom Snadd, Chairperson of Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plan was duly filed for approval with the City Plan Commission of the City of Dallas on the 10 day of AD and same was duly recorded on the 20 day of AD.

_____ of _____ A.D. 20____ by said Commission. _____
Chairperson or Vice Chairperson
Public Commission

Author	Year	Country	Sample Size	Study Design	Findings
Dalila, Tosiaki	2008	Japan	100	Qualitative	...
Adams	2008

Secretary

PRELIMINARY PLAT

FOREST FORWARD ADDITION 4
LOT 1, BLOCK 7/1144
BEING A REPLAT OF ALL OF LOTS 5, 6, 10, 11.

AND 12, AND PART OF A 15' ALLEY, BLOCK
7/1144, EDGEWOOD PLACE ADDITION,
AND BEING 0.9991 ACRES OUT OF THE
MAGNUM MAIN SURVEY, ABSTRACT NO. 995

WILCOX MAPLIN SURVEY, ADDITIONAL NO. 352
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-226
DRAINAGE & PAVING NO. _____

WASTEWATER NO. _____

Kimley-Horn

SUITE 200
KIMLEY-HORN AND ASSOC., INC.
13465 NOEL ROAD, TWO GALLERY
SUITE 200

TEXAS 75240
 OFFICE TO: SUITE 700, DALLAS, TEXAS 75240
 CONTACT: J. ANDY DOUGES, P.L.S.
 PHONE: 972-771-1300
 EMAIL: andy.douges@kenney.com

T = 700 K	UDF	2042	ADJ. 2022	UDF 2010	Δ C _p / J
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HW NAME: KJOW SUBP006481100.PORST THEATR/PWG006481100.PORST THEATR ID: 0.9991 AC DWG: BLOTTHOURWUPRT / PCHARD0A110/2023 3:40 PM LAST SAVED: A110/2023 3:40 PM