

LOCATION: Capitol Avenue between Peak Street and Haskell Avenue**DATE FILED:** May 10, 2023**ZONING:** PD 305 (Subdistrict E-1)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20305.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 9.9313-acres**APPLICANT/OWNER:** Kroger Texas, L.P., 2660 North Haskell Avenue Asset, LLC

REQUEST: An application to replat a 9.9313-acre tract of land containing all of Lot 2 in City Block A/663 to create one 1.90-acre lot and one 8.0313-acre lot on property located on Capitol Avenue between Peak Street and Haskell Avenue.

SUBDIVISION HISTORY:

1. S234-035 was a request northwest of the present request to replat a 21.582-acre tract of land containing part of Lot 1A and 1B, all of Lot 1C and 2A in City Block 18/2006 to create 5 lots ranging in size from 1.620 acre to 9.534 acre on property located between Carroll Avenue at Haskell Avenue, east of Central Expressway/ U.S. Highway No. 75 (FKA Keating Avenue). The request was approved on January 18, 2024, and has not been recorded.
2. S223-150 was a request northwest of the present request to replat a 21.582-acre tract of land containing all of Lots 1C, 2A, and a part of Lots 1A and 1B in City Block 18/2006 to create 6 lots ranging in size from 0.545 acre to 9.534 acre on property located on Carroll Avenue and Haskell Avenue, east of Central Expressway. The request was withdrawn on May 30, 2023.
3. S223-141 was a request northwest of the present request to replat a 21.582-acre tract of land containing all of Lots 1C, 2A, and a part of Lots 1A and 1B in City Block 18/2006 to create 6 lots ranging in size from 0.545 acre to 9.534 acre on property located on Carroll Avenue and Haskell Avenue, east of Central Expressway. The request was withdrawn on April 25, 2023.
4. S212-052 was a request east of the present request to replat a 0.103-acre tract of land containing all of Lot 1 in City Block K/662 to create one 1,287-square foot lot, one 1,300-square foot lot, and one 1,897-square foot lot on property located on Carroll Avenue and Rusk Avenue, west corner. The request was approved on January 6, 2022, and recorded on July 26, 2023.
5. S201-756 was a request northwest of the present request to replat a 21.582-acre tract of land containing all of Lots 1C, 2A, and a part of Lots 1A and 1B in City Block 18/2006 to create 3 lots ranging in size from 2.511 acre to 9.777 acre on

property located on Carroll Avenue and Haskell Avenue, east of Central Expressway. The request was withdrawn on September 16, 2021.

6. S190-122 was a request northeast of the present request to replat a 0.264-acre tract of land containing all of Lot 11 in City Block E/2002 to create five lots ranging in size from 1,781 square feet to 3,000 square feet on property located at 4535 Weldon Street, northeast of Carroll Avenue. The request was approved on May 21, 2020, but has not been recorded.
7. S189-272 was a request northwest of the present request to replat a 16.178-acre tract of land containing all of Lots 1A, 1B, and 1C in City Block 18/2006 and an abandoned alley to create one 1.281-acre lot, one 5.031-acre lot, and one 9.866-acre lot on property located on Carroll Avenue at Belmont Avenue, east of North Central Expressway. The request was approved on August 15, 2019, and recorded on July 25, 2022.
8. S189-272BR was a request northwest of the present request to revise a previously approved plat to replat a 21.582-acre tract of land containing all of Lots 1C, 2A and a portion of Lots 1A and 1B in City block 18/2006 and an abandoned alley to create 3 lots ranging in size from 2.511 acres to 9.777 acres on property located on North Central Expressway between Haskell Avenue and Carroll Avenue. The request was approved on October 21, 2021, and was withdrawn on April 21, 2023.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 305 (Subdistrict E-1); 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/marketing/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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Peak Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Capitol Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
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 Peak Street & Capitol Avenue. 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. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.
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:

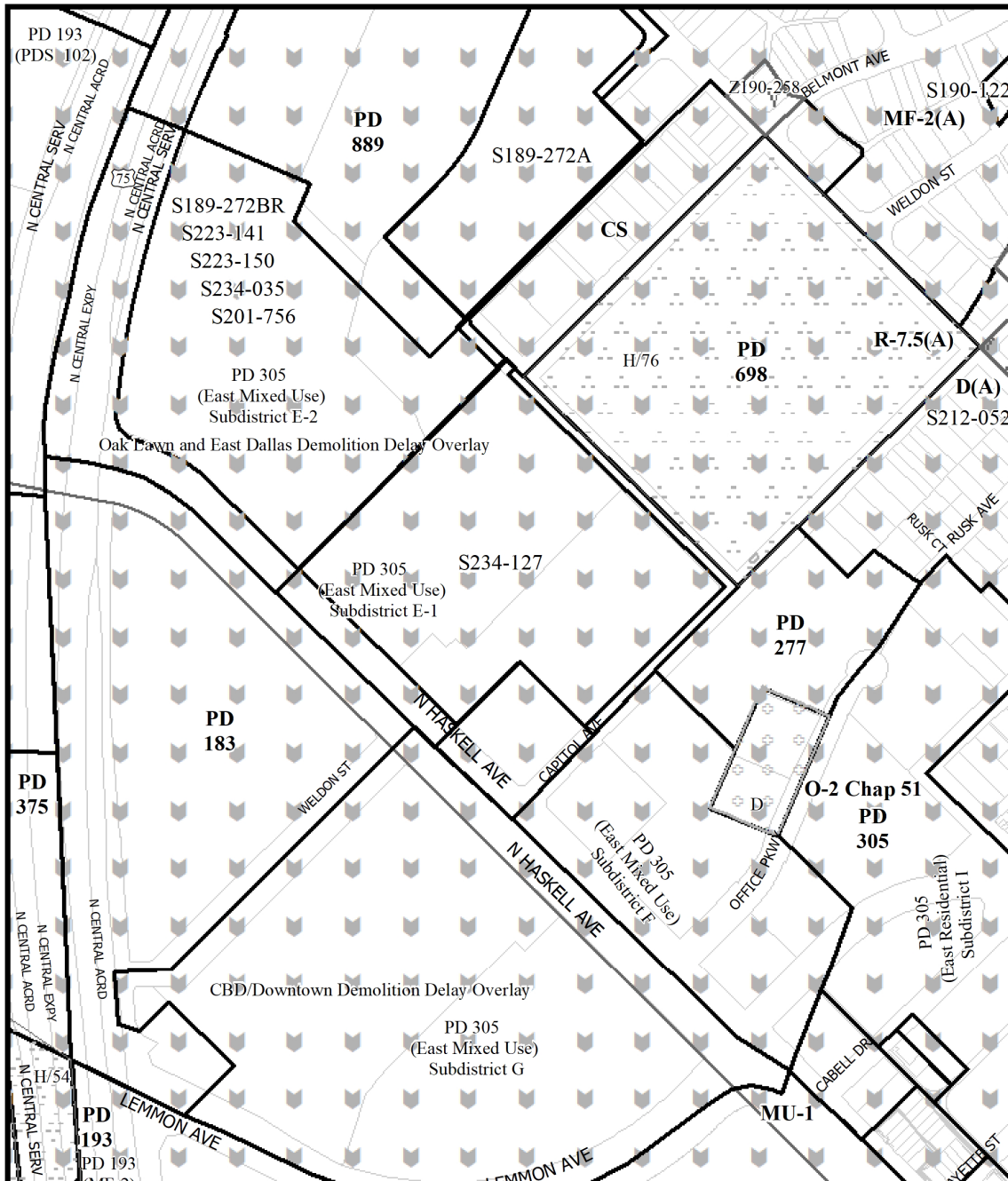
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, chose a new or different plat name.


Dallas Water Utilities Conditions:

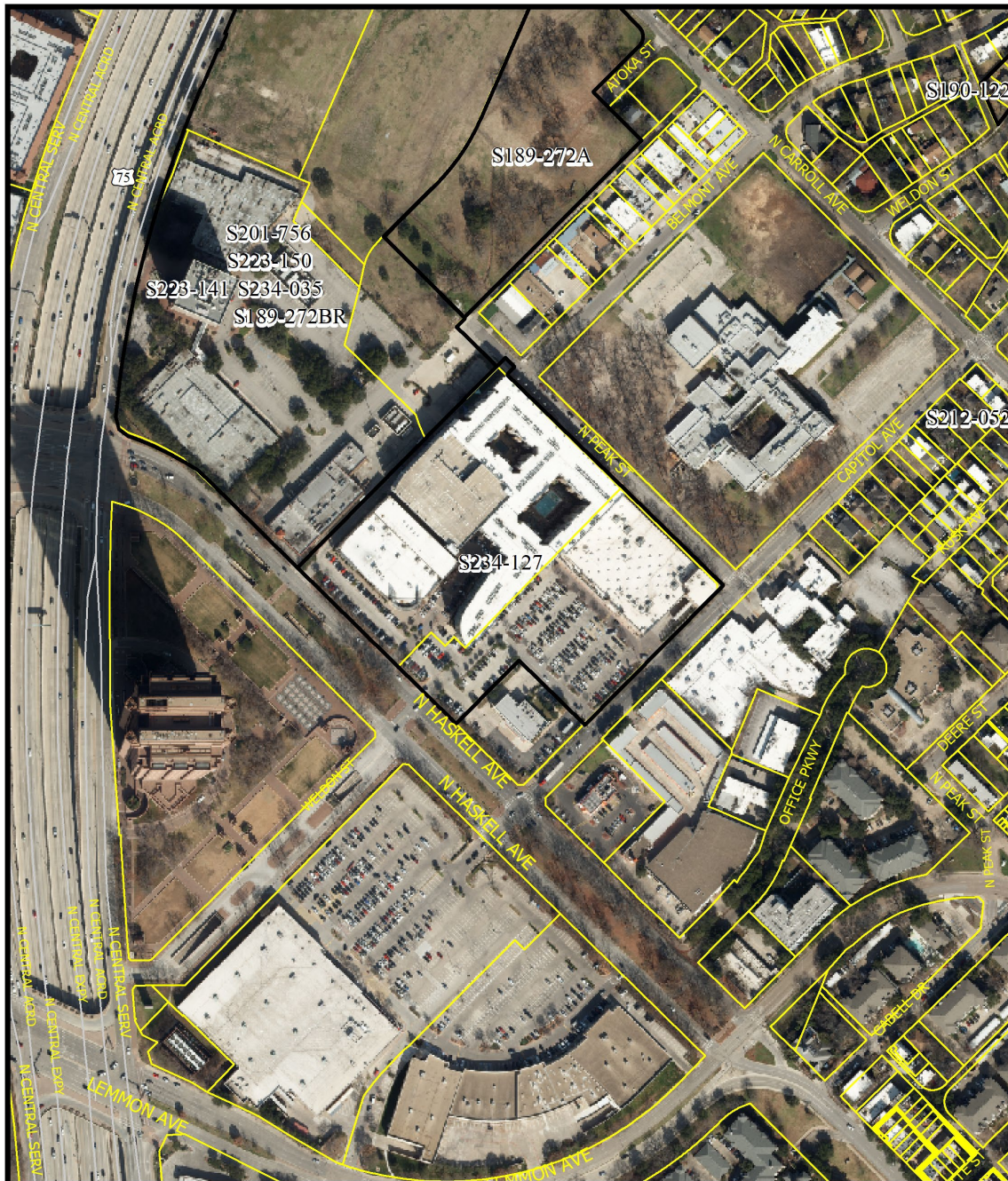
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.


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

25. Lighting and trees are along Peak Street and Haskell Avenue right-of-way. Prior to the final plat, contact Real Estate division regarding possible licensing requirement.
26. On the final plat, change "Capitol Avenue" to "Capitol Avenue (FKA State Street)".
27. On the final plat, change "North Haskell Avenue" to "Haskell Avenue".
28. On the final plat, identify the property as Lots 2A & 2B in City Block A/663.



 1:3,600	<h2 style="margin: 0;">ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: S234-127 Date: 5/22/2024
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 1:3,600	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S234-127 </u> Date: <u> 5/22/2024 </u>
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