

**CITY PLAN COMMISSION****THURSDAY, SEPTEMBER 07, 2023****FILE NUMBER:** S223-228**SENIOR PLANNER:** Hema Sharma**LOCATION:** bounded by Martin Luther King Jr. Boulevard, Harwood Street, Peabody Avenue and Central Expressway**DATE FILED:** August 10, 2023**ZONING:** PD 595 (Subdistrict CC & P(A))**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 1.8846-acres**APPLICANT/OWNER:** Forest Forward

**REQUEST:** An application 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.

**SUBDIVISION HISTORY:**

1. 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.
2. S223-226 is a request southwest 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 south 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. S212-220 was a request south 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.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 595, Subdistrict CC & P(A); 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 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 Central Expressway (A.K.A. S.M. Wright Frwy) & Peabody Avenue. Section 51A 8.602(d)(1)
17. 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)*
18. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s).
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*
20. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Harwood Street & Martin Luther Jr. Boulevard
21. 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 Jr. Boulevard & Central Expressway (A.K.A. S.M. Wright Frwy).
22. 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:**

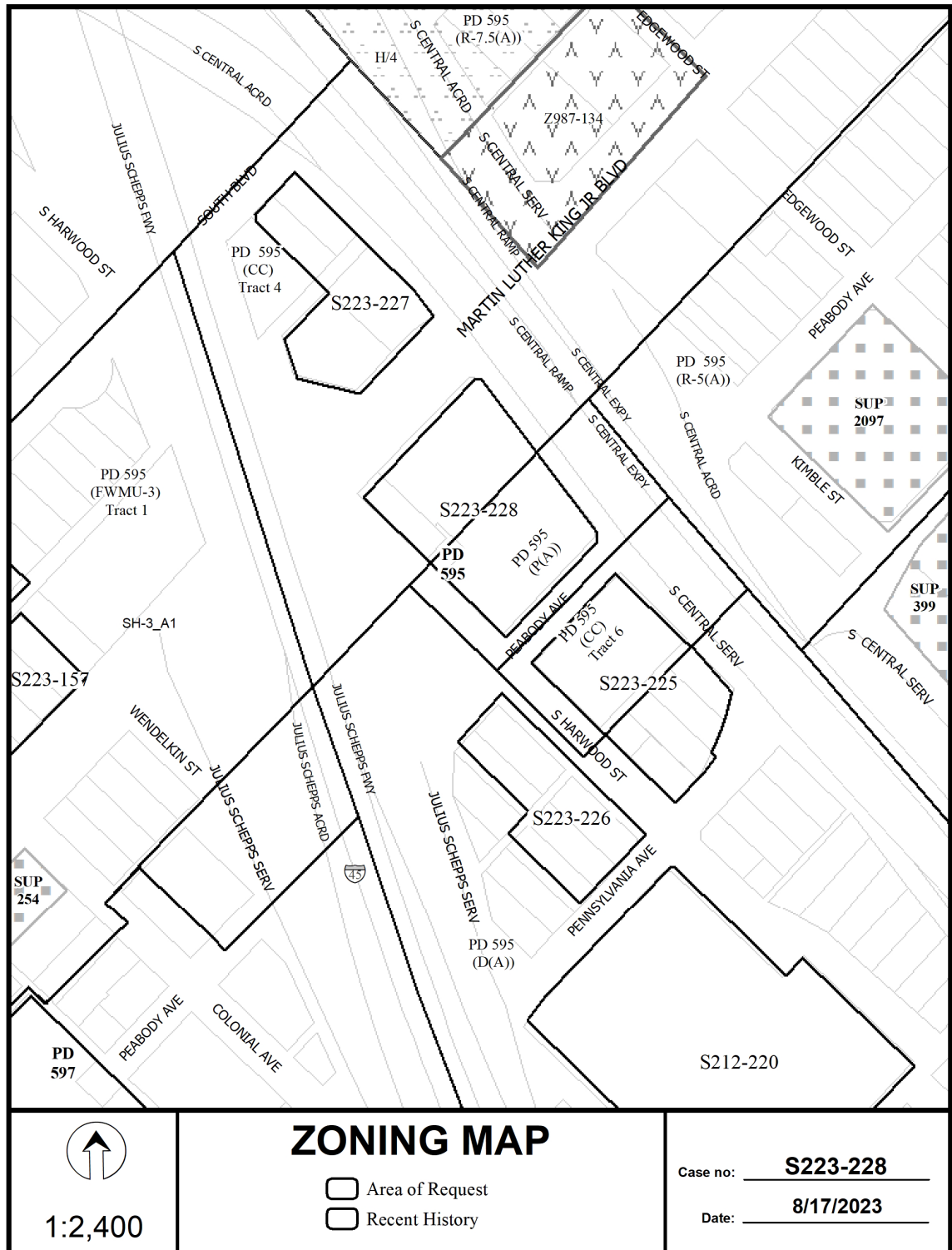
23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.

**Dallas Water Utilities Conditions:**

25. 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).
26. 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.
27. 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.
28. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

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

29. 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
30. On the final plat, change "S Harwood Street" to "Harwood Street"/ Change "175 SM Wright Freeway" to "Central Expressway (A.K.A.S.M. Wright Freeway)".
31. On the final plat, identify the property as Lot 1A in City Block 10/1152. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









City Plan Commission Date: 09/07/2023 20(g) S223-228

LEGEND

GENERAL NOTES

OWNER CERTIFICATION

NON-THREATENING KNOW ALL MEN BY THESE PRESENTS

OWNER'S DECLARATION

LINE TYPE LEGEND

PLACE COUNTY RECORDING LABEL HERE

VICINITY MAP

Kimley»Horn