

CITY PLAN COMMISSION**THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-014**SENIOR PLANNER:** Hema Sharma**LOCATION:** bounded by Mckinnon Street (A.K.A Dallas North Tollway), Jack Street, Harwood Street, Wolf Street, Harry Hines Boulevard and Katy Trail**DATE FILED:** November 09, 2023**ZONING:** PD193(I-2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 3.7378-acres**APPLICANT/OWNER:** North Texas Public Broadcasting, Inc.

REQUEST: An application to replat a 3.7378-acre (162,816 square-foot) tract of land containing part of Lot 1 in City Block 3/932 to create one 1.4249-acre (62,068 square-foot) lot and one 2.3129-acre (100,748 square-foot) lot on property bounded by Mckinnon Street (A.K.A Dallas North Tollway), Jack Street, Harwood Street, Wolf Street, Harry Hines Boulevard and Katy Trail.

SUBDIVISION HISTORY:

1. S212-245 was a request southeast of the present request to replat a 1.753-acre tract on land containing all of Lot 1A and Lots 4 through 14 in City Block 1/931 to create one 19, 203 square foot lot and one 57,178 square foot lot on property bounded by McKinnon Street, Wolf Street, Harwood Street, and Ivan Street. The request was approved on July 7, 2022 but has not been recorded.
2. S190-220 was a request southeast of the present request to create one lot from a 1.06-acre tract of land in City Block 3/930 and an abandoned portion of an alley on property located on Harry Hines Boulevard at Hunt Street, north corner. The request was approved on September 17, 2020 but has not been recorded.
3. S190-095 was a request northeast of the present request to replat an 8.6928-acre tract of land containing part of City Blocks 1/945-1/2, 2/945-1/2, 945-1/2, C/940, and part of Lot 2 in City Block 1/998 to create one 3.3721-acre lot and one 5.3208-acre lot on property located on Maple Avenue at Wolf Street, southwest corner. The request was approved on March 5, 2020 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD193(I-2); 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 Wolf 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 Jack Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. 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 & Wolf Street. Section 51A 8.602(d)(1)
18. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Wolf Street & Harry Hines Boulevard. Section 51A 8.602(d)(1)
19. 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)*
20. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
21. 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:

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
24. On the final plat, show distances/width across all adjoining right-of-way
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

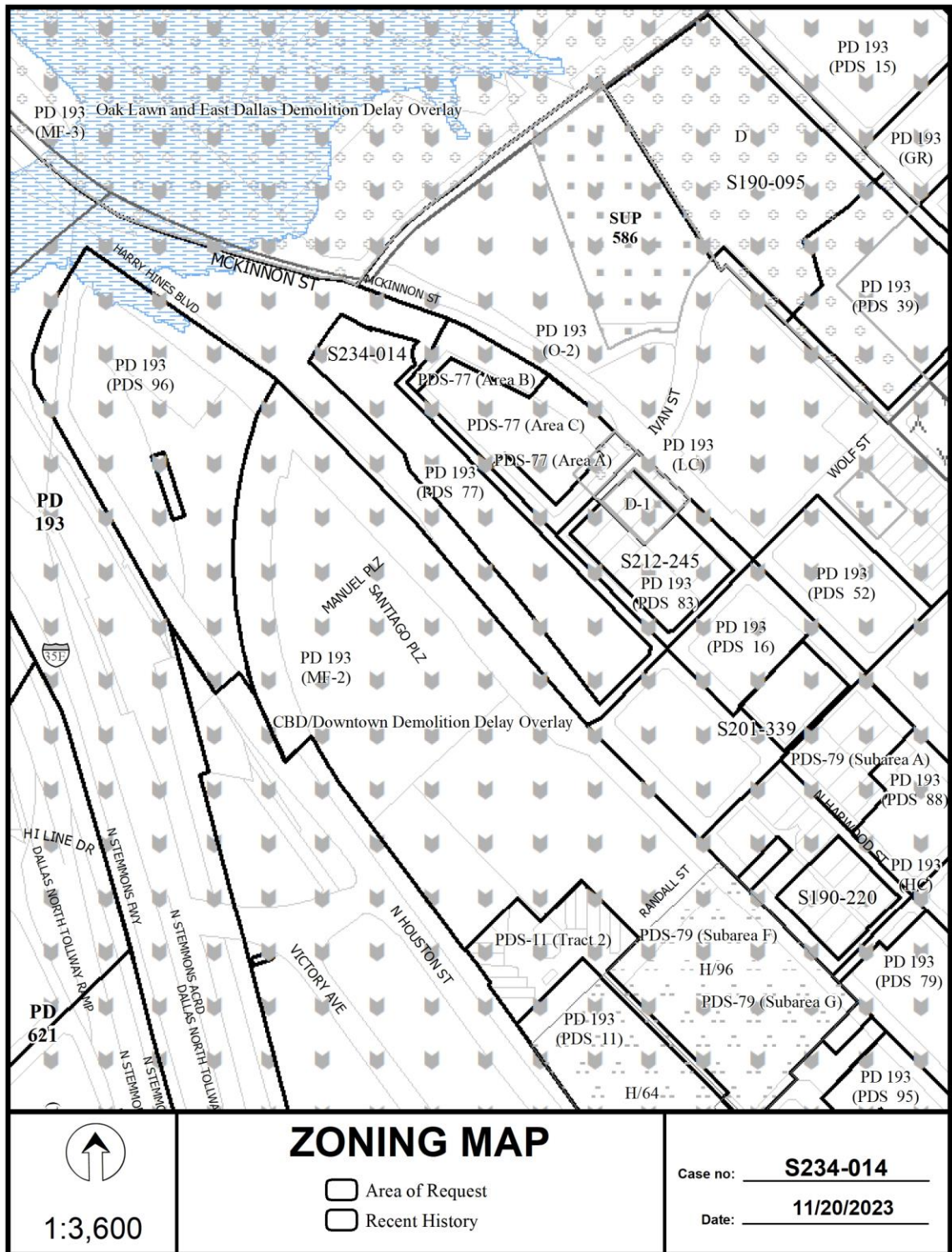
27. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.


29. 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.
30. 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.

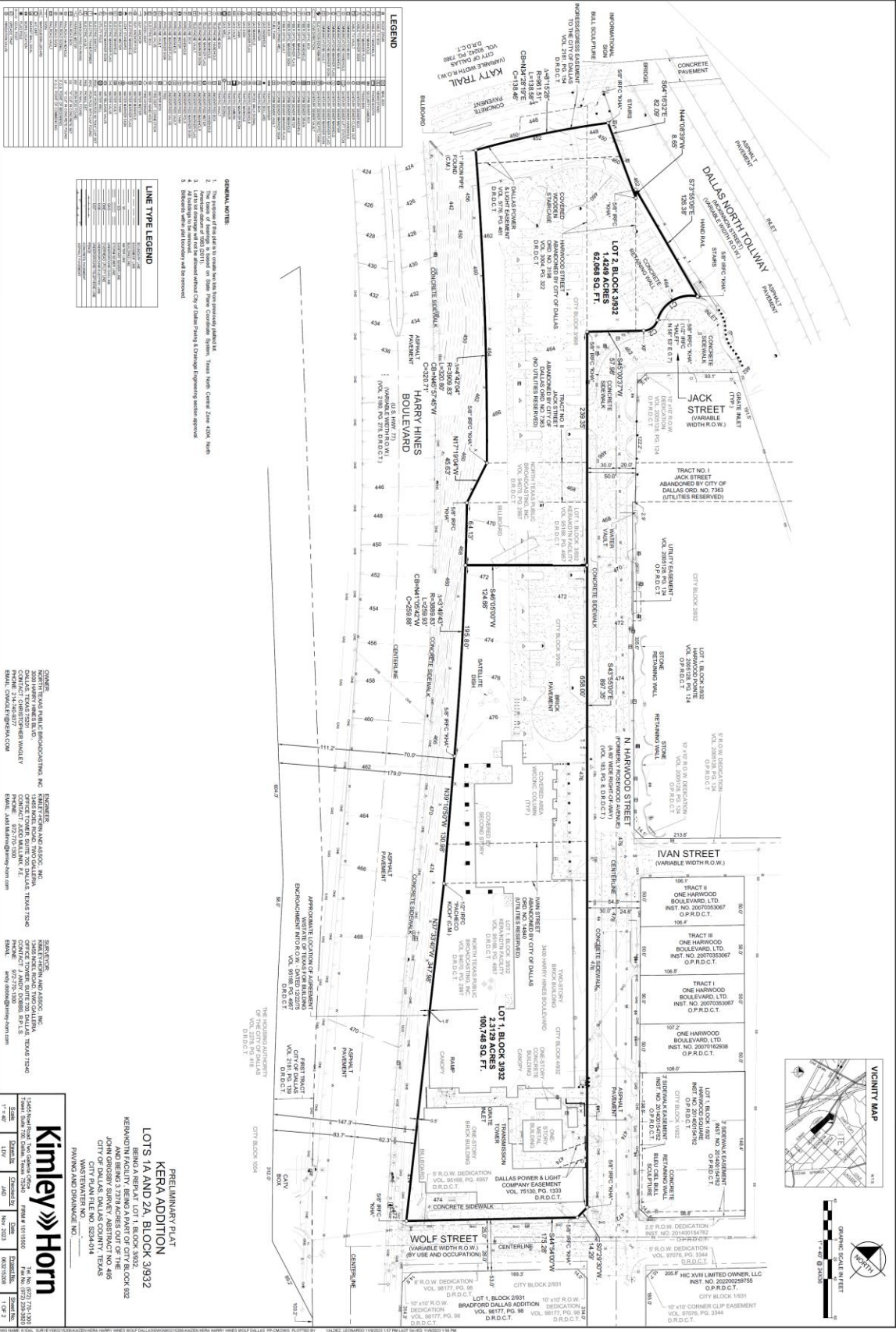
Real Estate/ Street Name / GIS, Lot & Block Conditions:

31. Prior to the final plat, please show the abandonments on the plat as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. Nos. (Cert. ORD No. _____, QCD No. _____). Utility Easements retained.
32. Prior to the final Plat, please remove fence from public-right-way (Harry Hines Boulevard).
33. Prior to the final plat, change "N. Harwood Street (Formerly Rosewood Avenue)" to Harwood Street (F.K.A Rosewood Avenue)".
34. Prior to the final plat, change "Harry Hines Boulevard (U.S.Hwy.77)" to "Harry Hines Boulevard".
35. Prior to the final plat, change "Dallas North Tollway (Mckinnon Street)" to "Mckinnon Street (A.K.A Dallas North Tollway)".
36. On the final plat, identify the property as Lots 1A & 1B in City Block 3/932. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:3,600	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S234-014 </u> Date: <u> 11/20/2023 </u>
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GENERAL NOTES

1. This plat is subject to all applicable laws, rules, regulations, and ordinances of the City of Dallas.
2. The location of easements is shown on other Plats, Ordinance Systems, Texas Maps, Center Zone 4204, Maps and other records on file with the City of Dallas.
3. All lots of acreage will not be subdivided without the City of Dallas Planning and Zoning Commission approval.
4. All easements are shown as they exist on the date of recording.
5. All easements shown are subject to all applicable laws, rules, regulations, and ordinances of the City of Dallas.

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OWNER INFORMATION

OWNER: KIMLEY-HORN ASSOCIATES, INC.
 3000 HARRY HINES BLVD.
 SUITE 2000
 DALLAS, TEXAS 75204
 CONTACT: JAMES W. HORN
 EMAIL: JAMES.HORN@KHAC.COM

ENGINEER: KIMLEY-HORN ASSOCIATES, INC.
 3000 HARRY HINES BLVD.
 SUITE 2000
 DALLAS, TEXAS 75204
 CONTACT: JAMES W. HORN
 EMAIL: JAMES.HORN@KHAC.COM

SURVEYOR: KIMLEY-HORN ASSOCIATES, INC.
 3000 HARRY HINES BLVD.
 SUITE 2000
 DALLAS, TEXAS 75204
 CONTACT: JAMES W. HORN
 EMAIL: JAMES.HORN@KHAC.COM

Kimley-Horn

PRELIMINARY PLAT
KERA ADDITION
LOTS 1A AND 2A, BLOCK 3932
 BENO A. KERL, LOT 1, BLOCK 3932
 KERA ADDITION, LOT 2, BLOCK 3932
 JOHN GINGSBY SURVEY, ABSTRACT NO. 485
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 WASTEWATER NO. 100-1414
 PAVING AND DRAINAGE NO. 100-1414

DATE: 12/07/2023
 SCALE: AS SHOWN
 SHEET NO. 19 OF 19

