

**CITY PLAN COMMISSION****THURSDAY, MARCH 6, 2025****FILE NUMBER:** S245-097**SENIOR PLANNER:** Hema Sharma**LOCATION:** between Carroll Avenue and Haskell Avenue, east of Central Expressway/  
U.S. Highway No. 75**DATE FILED:** February 5, 2025  
Subdistrict E-2)**ZONING:** PD 889, PD 305 (East Mixed Use**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20889.pdf><https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20305.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 21.582-acres**APPLICANT/OWNER:** Jorge Ramirez, Urban Smart Growth, LP**REQUEST:** An application 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 7 lots ranging in size from 0.5464 acre to 9.607 acre on property located between Carroll Avenue and Haskell Avenue, east of Central Expressway/ U.S. Highway No. 75.**SUBDIVISION HISTORY:**

1. S234-127 was a request southeast of the present request 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. The request was approved on June 6, 2024 and has not been recorded.
2. S234-035R was a request at the same location as present request replat to revise a previously approved preliminary plat (S234-035) 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 8 lots ranging in size from 0.529 acre to 9.607 acre on property located between Carroll Avenue at Haskell Avenue, east of Central Expressway/ U.S. Highway No. 75. The request was approved November 21, 2024 and withdrawn on February 5, 2025.
3. S223-150 was a request at the same location as 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 The request was withdrawn on May 30, 2023.
4. S223-141 was a request at the same location as 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.

5. S201-756 was a request at the same location as 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. S190-045 was a request northwest of the present request to create a 7.588-acre lot from a tract of land in City Block 3/1512 on property located on McKinney Avenue at Haskell Avenue, northwest corner. The request was approved December 12, 2019 and recorded on September 2, 2022.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 889, PD 305 (East Mixed Use Subdistrict E-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 7.

**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)
15. 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.

**Right-of way Requirements Conditions:**

16. On the final plat, dedicate 80 feet of right-of-way (via fee simple) from the established center line of Haskell Avenue. *Section 51A 8.602(c)*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Carroll Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. 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).*
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Carroll Avenue & Coles Manor Place. Section 51A 8.602(d)(1)
20. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Carroll Avenue & Haskell Avenue. Section 51A 8.602(d)(1)
21. 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)*
22. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
23. 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:**

24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
25. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. On the final plat, all utility easement abandonments must be shown with the correct recording information.
28. 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.
29. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

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

30. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
31. Prior to the final plat, provide the recorded quitclaim deeds for Ordinance No. 14632. Please confirm what type of easements the 2.5 easements are that are noted in Tract D of Ordinance No. 14632 so they can be reflected appropriately on the plat. (Ordinance No. 14632)
32. Prior to the final plat, show the abandonments on the plat as follows: Abandonment authorized by Ordinance No. 14632, recorded as Vol. 76194, Pg. 595, Vol. 81053, Pg. 2388, and Vol. \_\_\_\_\_, Pgs. \_\_\_\_\_ (insert recorded quitclaim deeds). Utility Easements retained including Dallas Power & Light Company, its successors and assigns and Southwestern Bell Telephone Company, its successors and assigns as described in Section 6 of Ordinance No. 14632.
33. Prior to the final plat, show the abandonments on the plat as follows: Abandonment authorized by Ordinance No. 19482, recorded as Vol. 87048, Pg. 4064, Vol. \_\_\_\_\_, Pg. \_\_\_\_\_ (insert recorded quitclaim deed). Utility Easements retained.
34. Prior to the final plat, show the abandonments on the plat as follows: Abandonment authorized by Ordinance No. 29048, recorded as Inst. 201300269072. Utility Easements retained. (Ordinance No. 29048)



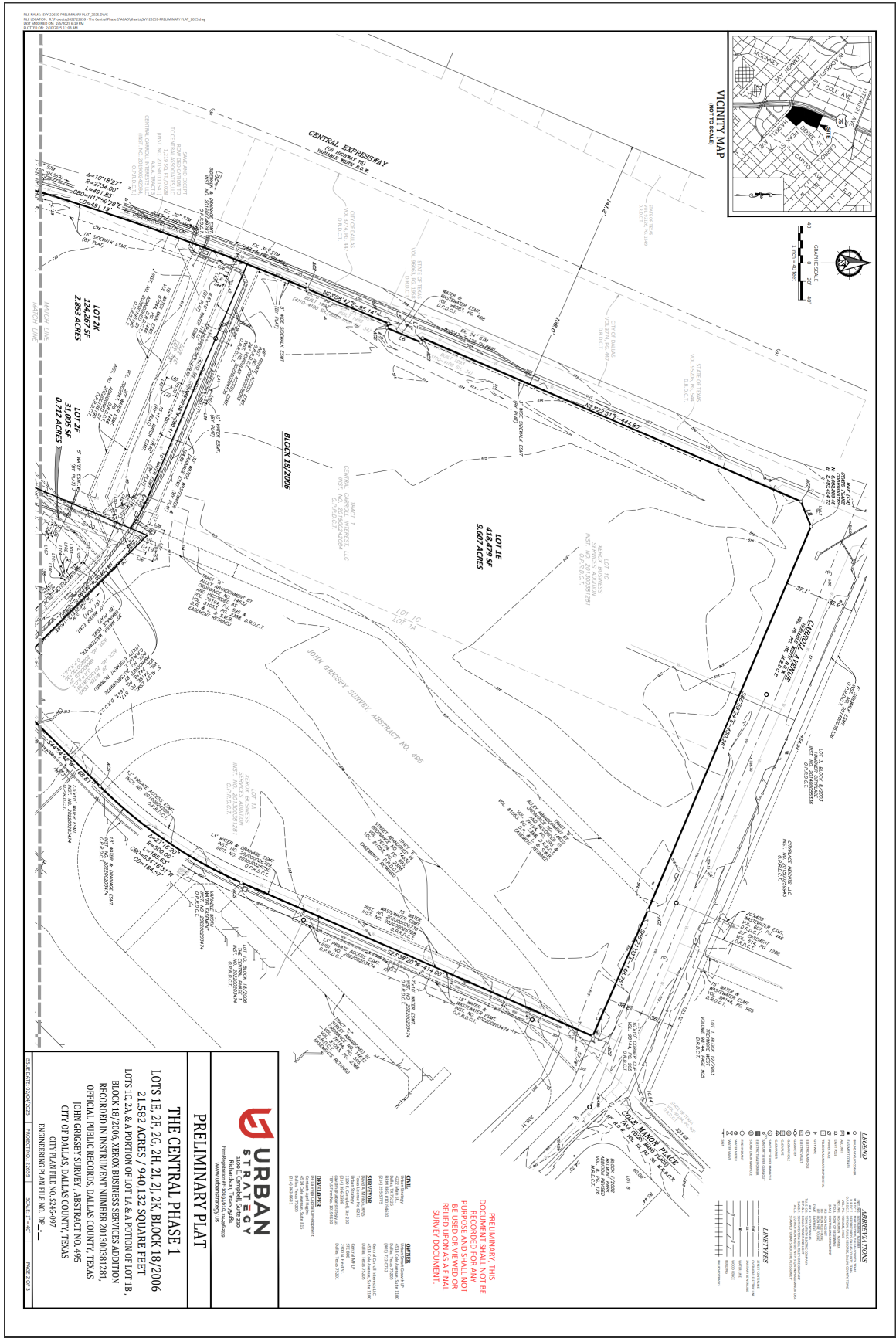
35. Please show the abandonments on the plat as follows: Abandonment authorized by Ordinance No. 32240, recorded as Inst. 202200195190. (Ordinance No. 32240)
36. On the final plat, change “Central Expressway (US Highway 75)” to “Central Expressway/ U.S. Highway No. 75 (FKA Keating Avenue)”. Section 51A-8.403(a)(1)(A)(xii).
37. On the final plat, change “to “North Peak Street” to Peak Street”. Section 51A-8.403(a)(1)(A)(xii).
38. On the final plat, change “Cole Manor Place (AKA Coles Mano Place)” to “Coles Manor Place”. Section 51A-8.403(a)(1)(A)(xii).
39. On the final plat, identify the property as Lots 1E through 1H & 1J through 1L in City Block 18/2006.











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