### 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 **ZONING:** PD 889, PD 305 (East Mixed Use

Subdistrict E-2)

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 The request was approved November 21, 2024 and withdrawn on February 5, 2025.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 The request was withdrawn on May 30, 2023.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 <u>after</u> 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/marking/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 Caroll 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

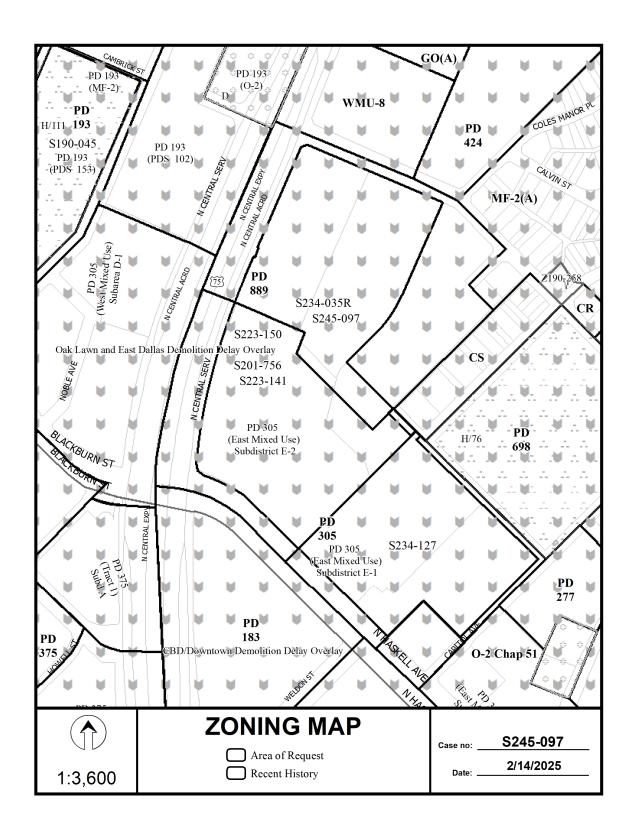
## **Survey (SPRG) Conditions:**

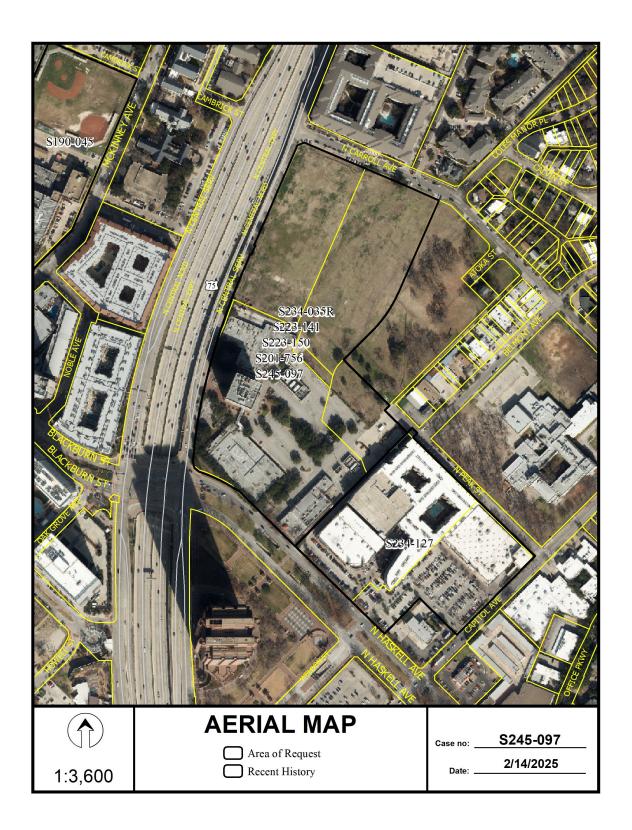
- 24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
- 25. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat.
- 26. On the final plat, show recording information 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.

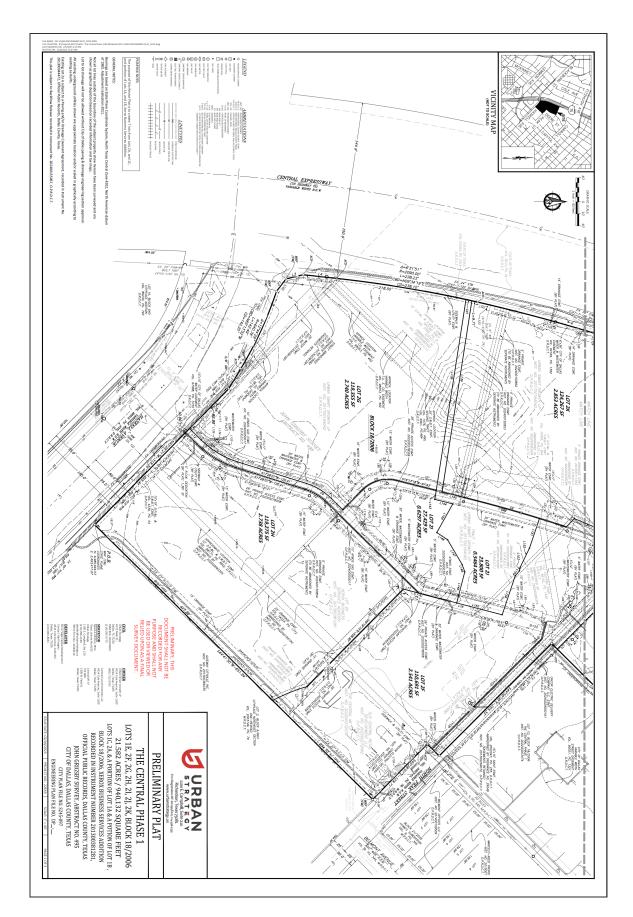
# Street Light/ Real Estate/ Street Name/ GIS, Lot & Block Conditions:

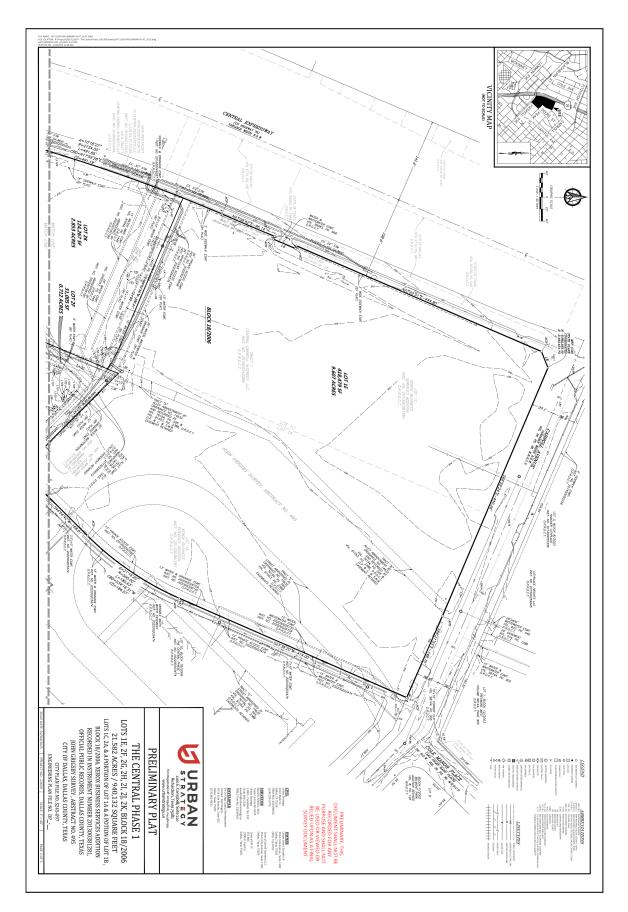
- 30. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
- 31. Prior to the final plat, provide the recorded quitclaim deeds for Ordinance No. 14632. Please confirm what type of easements 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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GOIN UNDERMY MAD AND SALL OF OFFICE, INS	BEOSE AE, the undersigned statistics, a Neutry Public in soci for the sald County and State, on this day personally appeared Case Kilgyut, known to me to be the proon whose names is absorbed on the longingle solument and adminishedged to me that he'p be executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and direct therein stated.	Case Kilgoro, Authorized Signatory STATE OF BELANMARE COUNTY OF	WITHES MY HAND THIS	Notary Signature	GIVEN UNDER MY HAND AND SEAL OF OFFICE, this	COUNTY OF MALAS.  BIDDIE KIII, the undersigned authority, a Netary habit in and for the sidd County and State, on this day personally appeared.  Amenio Chi Li Vigal, howmen to me to the ten person whose name is statistized to the designed instruments and acknowledged or one the skylote executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the scal and deed between stated.	Artemio De La Vega, CEO STATE OF TEXAS	with most of the control of the cont	Notary Signature	GIVEN UNDER MY HAND AND SEAL OF OFFICE, thisday of2025.	Count of various  BEOSE ML, the undestingned subbority, a Notary Public in and for the said County and State, on this day personally appeared  Antenio De Li Viego, Known to me to be the person whose same is subusched to the foregoing bindiment and acknowledged  to me that Arghite executed the same for the purposes and considerations therein expressed and in the capacity therein  stands and in the stand ded therein stated.	Artemio De La Vega, CEO STATE DE TEXAS CONUNTY OF DALL AS	Urbas Sauria Growth IP  a Trass finited partnership	This plot approved subject to all pieting ordinances, rules, regulations and resolutions of the City of Dalba, Teass.  WITHESS MY HAND THIS DAY OF, 2025.	Water mais and waterwater seaments shall also include distillional intext of working space for construction and maintenance of the system. Additional assement areas in also covered for insulfation and maintenance of maintenance of another, in seamont, in hydratist, water services and waterwater services from the main to the cub or parement line, and description of such additional extensive service in particular like observation of such additional extensive services pared water laws determined by their bootions in including.	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Contact Apr 1 liggton  4534 Cale Amenie, 2514 815  Dalar, Teast 27526  (214) 463-46331  KSAUE DATE: 02/04	Cential MITP STE 800 2300 N Feld 9. DNNs, Texas 75,001	(401) 722-0752 Central Carnol Indecent; LLC 4534 Cole Avenue, Suite 1100 Dellar, Texas 75:205	CIVIL DAYS OWNER CONN. 1.0 CONT. 1.0		T		7			S 15'32'11"W	C15 5/320 273160 36.249 5/31/19"W 2/63/39 C16 6/3730 273160 31.049 5/37905"W 31.049 C18 27300 37300 31.049 5/37/10 31.049 C19 77321 40.00 31.04 31.0495721"( 31.049	\$ 12*40'54" 644.76' 142.71 \$65*12'06" E 6*31'51" 2086.00' 237.77 \$09*34'19" W	C08 1147755 2000 3984 5775311W 31897 C09 67797 21200 5838 5775311W 31897 C09 67797 21200 5838 51879575W 32487 C09 67797 2000 5838 51879575W 32487 C09 67797 2000 5134 34895757W 4437 2000 5134 34895757W 5117 2000 5134	Curve # Oxta Rudus Length Chord Bearing Chord Disance  CG6 25/3944* 99.00' 44.17 N.27/5951'E 43.89'  CC7 85/39/34* 20.00' 29.87 N.02/340F'W 27.17'	Committee	000   180   NAY-STAVE   500   110   SAY-STAVE   500   100   NAY-STAVE   500   110   SAY-STAVE   500   100   NAY-STAVE   500   NAY-STAVE	178 M45*22*58*W 11.58*	17   MAY 17   11.00   1.00	1 -1 -1	150   150	165         N17°28'07°E         120.41°         192           166         S72°31'SFE         17.00°         193           167         N17°18'07°E         15.00°         194		159   SOD' 13' 44"E   15.00"   158   544" 37' 02"W   150		Line Table Line Table
CITY PLAN FILE NO. 5245-097  ENGINEERING PLAN FILE NO. DP  PAGE  470025 PROJECTING: 23859 SCALE IT = 407 PAGE	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  GITY OF DALLAS, DALLAS COUNTY, TEXAS	LOTS 1C, 2A, & A PORTION OF LOT 1A & A POTION OF LOT 1B, BLOCK 18/2006, XEROX BUSINESS SERVICES ADDITION DECORPTED IN INSCRIPTION OF LOT 200 201 201	LOTS 1E, 2F, 2G, 2H, 2I, 2J, 2K, BLOCK 18/2006 21.582 ACRES / 940,132 SQUARE FEET	THE CENTRAL PHASE 1	PRFLIMINARY PLAT	S T R A T E G Y 100E Campbell Suffer 210 Richardson Towar yorks	•	Charperson or Voca Chaliperson City fan Commission Dalba, Tossi Attest:	approved on theday of, 20, said Commission	articular, state or teads, inerery certify tract cre- attached plat was duly filed for approval with the City Plan Commission of the City of Dalas on theday of	CERTIFICATE OF APPROVAL  1, Tany Shidis, Chalapserson or Breen Rabin, N Chalapserson of the City Plan Commission of		PLACE COUNTY RECORDING LABEL HERE			944" 95" 57"W 144" 95" 08"W 144" 41" 34"W 144" 56" 46"W	N45*04*03*W	128   M4F S2 30F   527   M4F S2	\$44"59"10"E 11.13" L153 W79"20"10"W L154 W49"27"58"W	1122 S11 71 3W 13-42 LEG9 W3 24 01 W 13-00 W 13-10 W 1	\$28°57'08°E 39.66° L146 333°56'50'W \$22°39'09°E 24.05° L147 \$59°38'59'W \$13°48'31°E 27.36° L148 \$69°47'23'W	1116   544° 31° 2074   7.007   1143   581° 07.49° E   15.07°   1115   548° 48′ 18′ E   3.181°   1145   860° 45′ 45′ M   3.102   3.10	113   545°78°34°E   4.00   1138   M81°07°49°M   322.52°   1134   544°33°26°M   5.00   1139   581°07°49°E   322.84°   1135   145°28°34°M   4.00   1140   M16°13'18°E   37.82°   37.82°   1140   M16°13'18°E   37.82°	Unit	Line Table