

**CITY PLAN COMMISSION****THURSDAY, DECEMBER 5, 2024****FILE NUMBER:** S245-031**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Prospect Avenue, west of Matilda Street.**DATE FILED:** November 6, 2024**ZONING:** PD 167**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20167.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 1.405-acres**APPLICANT/OWNER:** Andres Family Trust, Matrix Energy Corporation

**REQUEST:** An application to replat a 1.405-acre tract of land containing all of Lots 14 and 21 in City Block 1/1905 to create one lot on property located on Prospect Avenue, west of Matilda Street.

**SUBDIVISION HISTORY:**

1. S212-341 was a request southwest of the present request to replat a 0.04-acre tract of land containing all of Lot 6 and an abandoned portion of Greenville Avenue to create one lot on Property located on Greenville Avenue, north of La Vista Drive. The request was approved on October 6, 2022 but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 167; 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 7.5 feet of right-of-way (via fee simple) from the established center line of the alley. Section 51A 8.602(c)
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Prospect 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 Prospect Avenue & Matilda Street Section 51A 8.602(d)(1)
18. Prior to final plat, 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. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Matilda Street & the alley. Section 51A-8.602(e)
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

**Flood Plain Conditions:**

21. Comply with Peaks Branch drainage requirements. Finish floor elevation is recommended to be 3' above nearest inlet, top of curb. Per DWU Floodplain Management Department recommendation.

**Survey (SPRG) Conditions:**

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. 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:**

24. 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).
25. 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.
26. Water 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.

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

27. Comply with Street Design Manual Section 4.3.3.2(D) and Section 4.4.2.1 regarding required minimum corner clips at intersections.
28. On the final plat, show the alley abandonment on the plat as follows: Abandonment authorized by Ordinance No. \_\_\_\_\_, recorded as Volume \_\_\_\_\_, Page \_\_\_\_\_. (Cert. ORD No. \_\_\_\_\_, QCD No. \_\_\_\_\_). Utility Easements retained.
29. On the final plat, identify the property as Lot 14A in City Block 1/1905.









