

**CITY PLAN COMMISSION****THURSDAY, NOVEMBER 3, 2022****FILE NUMBER:** S223-002**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Haskell Avenue at Ash Lane, south corner**DATE FILED:** October 5, 2022**ZONING:** IR**CITY COUNCIL DISTRICT:** 2    **SIZE OF REQUEST:** 2.336-acres**MAPSCO:** 46K**APPLICANT/OWNER:** Hill Haskell, LLC

**REQUEST:** An application to replat a 2.336-acre tract of land containing all of Lot 1 in City Block 3/808 and a tract of land in City Block 3/808 ½ to create one lot on property located on Haskell Avenue at Ash Lane, south corner.

**SUBDIVISION HISTORY:**

1. S201-524 was a request south of the present request to create one 0.42-acre lot from a tract of land in City Block 809 and a portion of abandoned Pacific Avenue on property located between Ash Lane and Parry Avenue, at the terminus of Pacific Avenue. The request was approved on December 3, 2020 and recorded September 27, 2021.

**STAFF RECOMMENDATION:** The request complies with the requirements of the IR Industrial Research District; 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/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 Ash Lane. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
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 Ash Lane and Haskell Avenue. Section 51A 8.602(d)(1)
17. 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)

**Flood Plain Conditions:**

18. 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:**

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

**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. Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

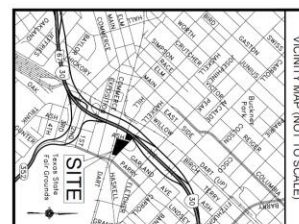
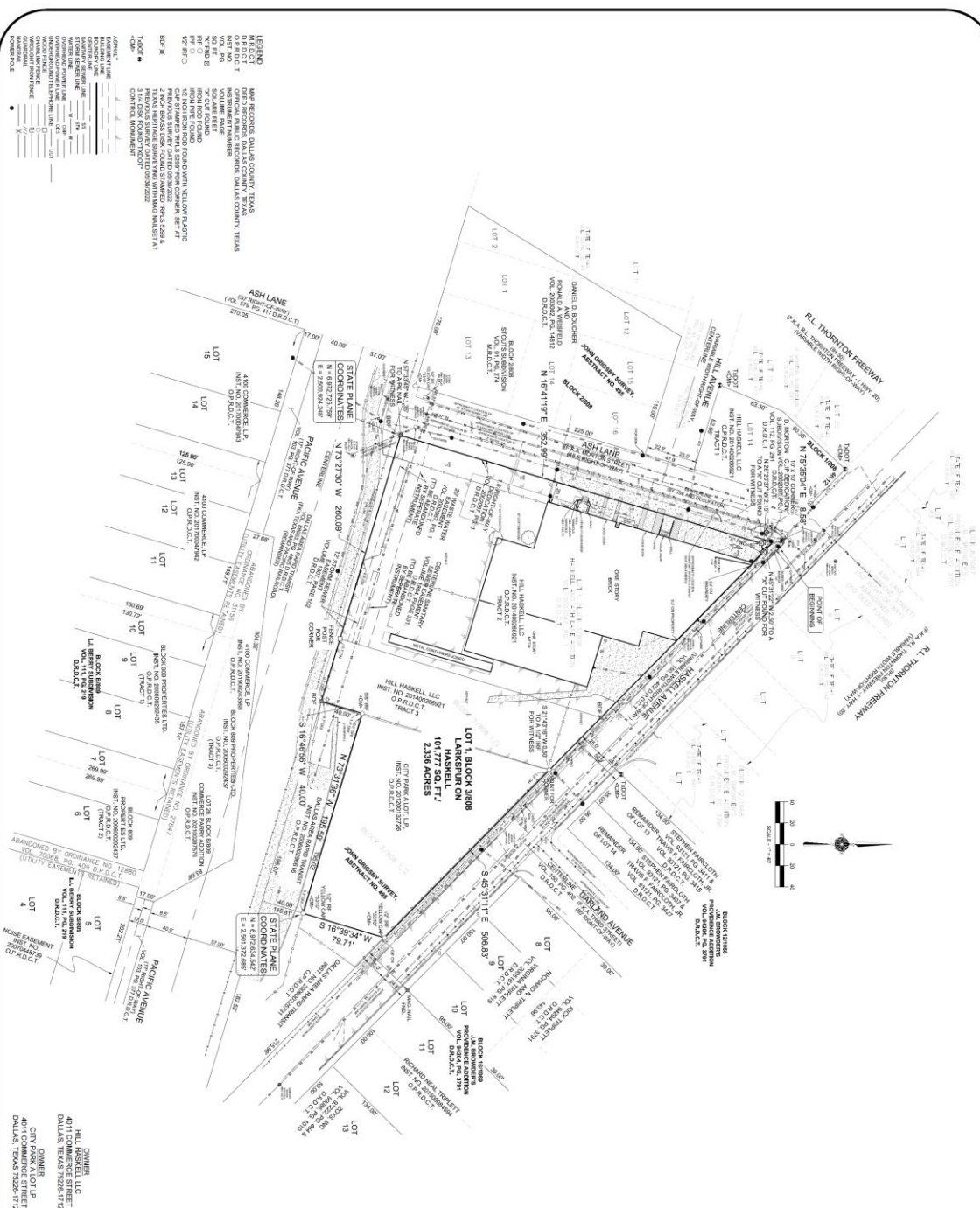
27. On the final plat, use standard language for 20' Wastewater Vol. 2002087 Pg.1 and Centerline Sanitary Sewer Easement Vol. 1804 Pg. 331 abandonment noted on the plat as follows: "Abandonment authorized by Ordinance No.\_\_\_\_\_, recorded as Inst. No.\_\_\_\_\_. Please remove handicapped parking shown on plat adjacent to Ash Lane encroaching into the right-of-way.
28. On the final plat, change "R.L. Thornton Freeway (IH-30) (F.K.A. R.L. Thornton Freeway -I WHY 20)" to "R.L. Thornton freeway / Interstate no. 30)" or provide documentation to include "(F.K.A. R.L. Thornton Freeway-I HWY 20)". Section 51A-8.403(a)(1)(A)(xii)
29. On the final plat, identify the property as Lot 1A in City Block 3/808. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).











Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (10/04/2022)



**TEXAS HERITAGE**  
SURVEYING, LLC

10050 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
tatheritage.com Firm No. 10169300

PRELIMINARY PLAT  
LARKSPUR ON HASKELL  
LOT 1A BLOCK 2/808

SITUATED IN THE JOHN GRIGSBY SURVEY,  
ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S 223-002  
ENGINEERING PLAN NO. 311T-\_\_\_\_

**SURVEYOR'S STATEMENT**  
**STATE OF TEXAS**

1. *Chen, J. J. 1997. In situ*[illegible]

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the system. Additional easement area is also conveyed for easement area to be used for the construction, operation, maintenance and wastewater services to the man to the curb or pavement line, and distribution of such additional easements herein granted shall be determined by their location as installed.

This grant approved subject to all piling ordinances, rules, regulations and resolutions of the City of Austin, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
HILL HASSELL, LLC

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State of Texas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and under oath states that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

FRED BAYER, Notary Public  
STATE OF TEXAS  
COUNTY OF DALLAS

Notary Public in and for the State of Texas \_\_\_\_\_

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY PARK ALLOT, L.P.

**PAYEE DATA:** Manager \_\_\_\_\_  
STATE OF TEXAS  
COUNTY OF DALLAS

**HIRE-UP USE:** The undersigned authority, a Notary Public in and for the said County and State of Texas, hereby certifies that I am duly qualified and authorized by law to perform the duties of my office as evidenced by the foregoing instrument and acknowledgment; I am the one who executed the same for the purpose herein expressed and under oath states that the statements in the foregoing articles are true.

SIGNED UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

OWNERS  
CITY PARK /4011 CONNER  
DALLAS, TEXAS 75219
$$3(g)$$

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Date

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