

**CITY PLAN COMMISSION****THURSDAY, NOVEMBER 3, 2022****FILE NUMBER:** S223-010**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** between Tracy Street and McKinney Avenue, north of Webb Avenue**DATE FILED:** October 6, 2022**ZONING:** PD 193(LC)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 14    **SIZE OF REQUEST:** 2.176-acres    **MAPSCO:** 35R**OWNER:** McKinney Webb Holdings, LLC

**REQUEST:** An application to replat a 2.176-acre tract of land containing all of Lots 1 through 3, Lots 6 through 14, all of Lot 2A, Lots 1E through 1G in City Block 5/2018, and abandoned portion of Tracy Street to create one lot on property located between Tracy Street and McKinney Avenue, north of Webb Avenue.

**SUBDIVISION HISTORY:**

1. S212-352 was a request on the same property as the present request to replat a 2.153-acre tract of land containing all of Lots 1 through 3, Lots 6 through 14, all of Lot 2A, Lots 1E through 1G in City Block 5/2018, and abandoned portion of Tracy Street to create one lot on property located between Tracy Street and McKinney Avenue, north of Webb Avenue. The request was withdrawn October 5, 2022.
2. S212-218 was a request south of the present request to replat a 1.0, 202285-acre tract of land containing all of Lots 1 through 4, part of Lots 19 through 24 in City Block 3/2016 to create one lot on property between McKinney Avenue and Central Expressway/ U.S. Highway No. 75 (FKA Keating Avenue), south of Webb Street. The request was approved on June 6, 2022 but has not been recorded.
3. S190-023 was a request north of the present request to replat a 0.449-acre tract of land containing part of Lots B and C, and all of Lots 10 and 11 in City Block 5/2018 to create one lot on property located on McKinney Avenue, east of Katy Trail. The request was approved on November 21, 2019 and was withdrawn on April 21, 2020.
4. S178-326 was a request northeast of the present request to create one 1.320-acre lot from a tract of land containing all of Lots 6 through 9 and part of Lots 14 through 17 in City Block 1/2014 on property located on McKinney Avenue, north of McCommas Avenue. The request was approved on October 18, 2018 and recorded on August 19, 2021.

**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of PD 193 (LC); therefore, staff recommends approval 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 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. Section 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. Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval (Note must be on Plat). Section 51A 8.611(e)

**Right-of way Requirements Conditions:**

15. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Tracy Street. Sections 51A-8.602(c), 51A-8.604(c)
16. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or Street easement) at the intersection of McKinney Avenue and Webb Avenue. Section 51A 8.602(d)(1).
17. 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 with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)

**Survey (SPRG) Conditions:**

18. On the final plat, show recording information on all existing easements within 150 feet of property.
19. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. 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:**

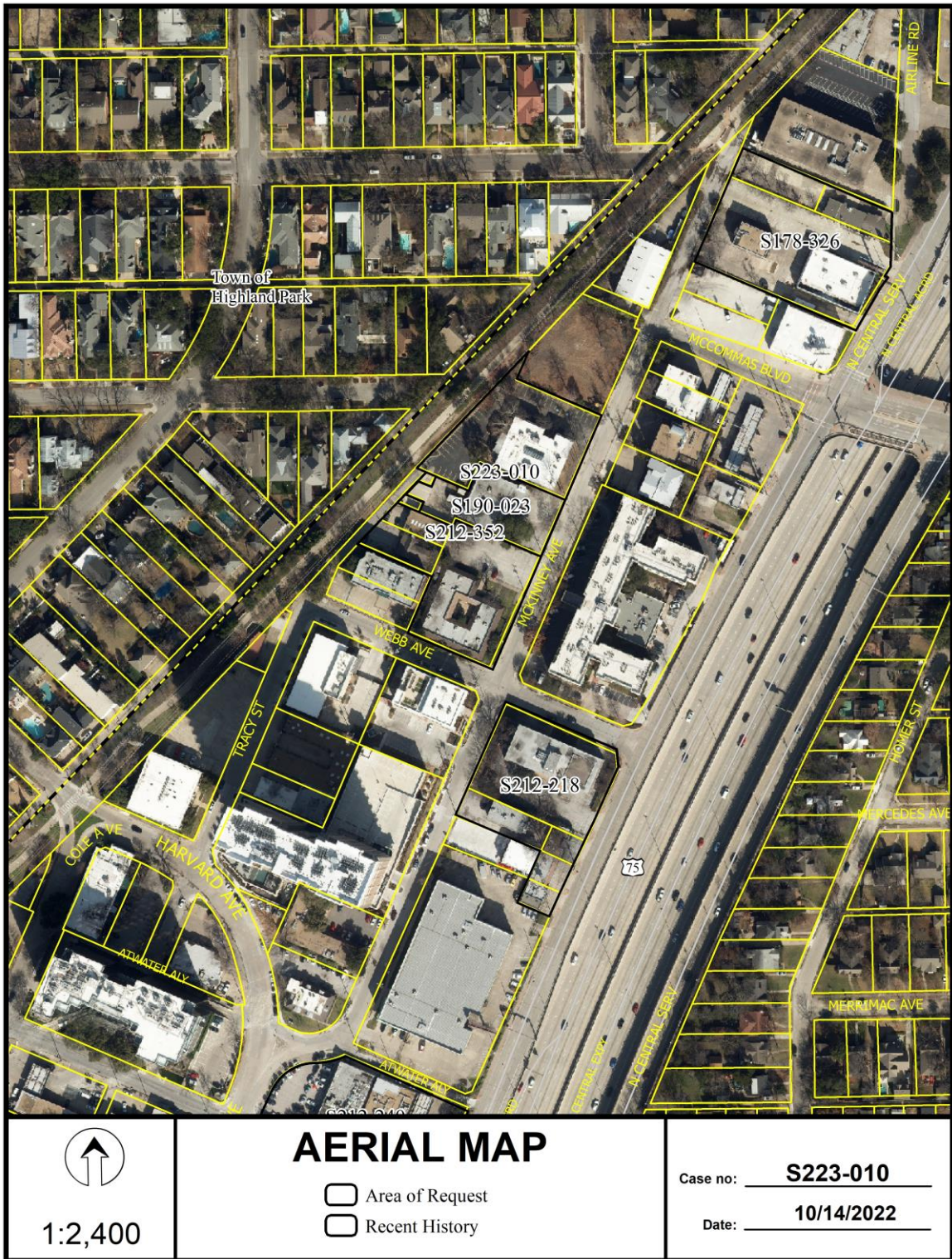
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Water and wastewater main improvements may be 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:**

24. On the final plat, show abandonment of portion of Tracy Street as: "Abandonment authorized by Ordinance No.\_\_\_\_\_, recorded as Inst. No.\_\_\_\_\_. Utility Easements retained." Real estate release is required
25. On the final plat, change "Webb Avenue (F.K.A. Webb Street)" to "Webb Avenue (A.K.A. Webb Street)".
26. Contact the City of Highland Park to confirm "Dartmouth Avenue" is accurate.
27. On the final plat, identify the property as Lot 1H in City Block 5/2018. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).













**OWNER'S CERTIFICATE**

[illegible]

THEYNE, Norton, 66 degrees, 51 minutes, 29 seconds West, along the said northeast line of said Lot 6, Block 5/2018, a distance of 150.6 feet to a 3.22-inch diameter, cast, stamped PACHECO KOCH - MWI set for corner; said point being the westernmost corner of said Lot 6, Block 5/2018, and the southernmost corner of Lot 5, Block 5/2018 of said Armstrong's Block, Washington Addition; then said point a 1/2-inch iron rod found bears South 19 degrees, 18 minutes East, a distance of 13.7 feet to

[illegible][illegible]

THENCE South 23 degrees, 08 minutes, 11 seconds West, along the said northwest line of McKenny Avenue and the southeast lines of said Lot 14, Lot 13, Lot 12, Lot 11, Lot 10, Lot 9, Lot 8, Lot 7 and Lot 6, all in Block 5/2018, a distance of 449.85 feet to the POINT OF BEGINNING;

CONTAINING, 94,763 square feet or 2.175 acres of land, more or less.

**SURVEYOR'S STATEMENT**

THAT, Michael C. Oliver, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, then records documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19555, as amended), and Texas Local Government Code, Chapter 212. I further affirm that measurement taken herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-6177 (a)(b)(c)(d) (A), and that the digital drawings accompanying this plat is a precise representation of the Preliminary Plat.

**PRELIMINARY**

Michael C. Ciover  
Texas Registered Professional Land Surveyor  
No. 5223

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Glover, 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.

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

Notary Public in and for the State of Texas

### OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

[illegible]

Water, man, and wastewater systems shall also include additional area of working space for construction and maintenance of the systems. Additional assessment and inspection of the systems shall be performed by the City Engineer, or his/her designee, to ensure that the systems are properly designed, constructed, and maintained. The City Engineer, or his/her designee, shall also be responsible for the design, construction, and maintenance of manholes, channels, fire hydrants, water service and wastewater services from the main to the curb or pavement line, or to the street. Descriptions of such additional treatment system, greater shall be determined by their location on individual lots.

This plan approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: **Mckinney Webb Holdings, LLC**, a Delaware limited liability company

By William Prentiss, Executive Vice President

STATE OF TEXAS,  
COUNTY OF DALLAS,  
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William Frenett, 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.

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

Notary Public in and for the State of Texas

**PRELIMINARY PLAT**  
**MCKINNEY/WEBB TOWER**  
**LOT 3A, BLOCK 5/2018**

ALL OF LOTS 3, 6-14, INCLUSIVE, BLOCK 5/2018  
BEING A REPLAT OF  
ALSTON'S BOCKER WASHINGTON ADDITION;  
ARRESTS OF LOTS 1B, 2A, 1C, 1D, 1E, 1F AND 1G,  
INCLUSIVE, BLOCK 5/2018.  
W.S. CHAMBERS JR. REVISED PLAT OF LOTS 1 &  
BLOCK 5-2018, BOCKER WASHINGTON ADD. AND  
THE PLAT BEING BUILT OUT OF THE TRACT STREET  
JOHN COLE SURETY, ABSTRACT NO. 272 AND  
THE J. W. SMITH SURETY, ABSTRACT NO. 1334  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLANNING FILE NUMBER: 5223-010  
ENGINEERING FILE NUMBER: 09-\_\_\_\_

SHEET 3 OF 3



**Pacheco Koch**  
a Westwood company

INWAIN BY	CHECKED BY	SCALE	
JM	MCC	NONE	