

CITY PLAN COMMISSION**THURSDAY, JANUARY 5, 2023****FILE NUMBER:** S190-158R**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Sylvan Avenue at Fort Worth Avenue, south of Evanston Avenue**DATE FILED:** December 9, 2022**ZONING:** PD 714 (Subdistrict 1B)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2050/ARTICLE%20714.pdf>**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 1.0478-acre **MAPSCO:** 44T**OWNER:** 739 Forth Worth Avenue, LLC

REQUEST: An application to replat a 1.0478-acre tract of land containing part of Lots 7 through 12, 14, 15 and all of Lots 16 and 17 in City Block A/4016; a portion of an abandoned 15-foot alley, and a portion of abandoned Sylvan Avenue to create one 0.8817-acre lot and one 0.1661-acre lot and to dedicate right-of-way on property located on Sylvan Avenue at Fort Worth Avenue, south of Evanston Avenue.

SUBDIVISION HISTORY:

1. S201-718 was a request southwest of the present request to replat a 8.758-acre tract of land containing all of City Blocks 18/3979, 19/3980, 4011, and 4012, part of Lots 1 through 3 in City Block 19/3980, part of Lots 2 through 4 in City Block 18/3979, Lot 1 in City Block A/4011 and a portion of Winnetka Avenue to be abandoned, to create one lot on property located on Fort Worth Avenue, east of North Clinton Avenue. The request was approved on August 19, 2021 but has not been recorded.
2. S190-158 was a request on the same location as the present request to replat a 1.088-acre tract of land containing part of Lots 7 through 12, 14, and 15 and all of Lots 16 and 17 in City Block A/4016; a portion of abandoned 15-foot alley, and a portion of abandoned Sylvan Avenue to create one lot on property located on Sylvan Avenue at Fort Worth Avenue, south of Evanston Avenue. The request was approved on July 9, 2020 but has not been recorded.
3. S189-289 was a request west of the present request to replat a 0.20-acre (8,821-square feet) tract of land containing all of Lots 25, 26, and 28A in City Block A/4015 and part of Common area B to create 3 lots ranging in size from 1,545-square feet to 4,273-square feet and one common area on property located at terminus of Malone Cliff View, north of Fort Worth Avenue. The request was approved on September 5, 2019. S189-289APM was approved and recorded on July 14, 2020.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 714 (Subdistrict 1B); 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 2.

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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Evanston Avenue. Sections 51A-8.602(c), 51A-8.604(c)
16. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or Street easement) at the intersection of Sylvan Avenue and Fort Worth 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)
18. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Fort Worth Avenue & the alley. Section 51A-8.602(e)
19. Provide minimum alley right-of-way at the alley bend per City of Dallas Standard Construction details File 251D-1 page 4002.
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). Section 51A-8.606, 51A-8.608.

Survey (SPRG) Conditions:

21. On the final plat, show recording information on all existing easements within 150 feet of property.
22. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.
23. Provide an 8.5 inch by 11-inch survey drawing depicting distances between existing building within Lot 7 and south right-of-way line of 15 feet alley.

Dallas Water Utilities Conditions:

24. 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.
25. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
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/Street Name/GIS, Lot & Block Conditions:

27. On the final plat, show the abandonment as: "Abandonment authorized by Ordinance No._____recorded as Inst. Nos. (Cert. No._____, QCD No. _____). Utility Easements retained."
28. Prior to the final plat, verify if there will be two abandonments (right-of-way and alley as shown on plat).
29. On the final plat, identify the property as Lots 7A and 8A in City Block A/4016. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





