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:

- 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:

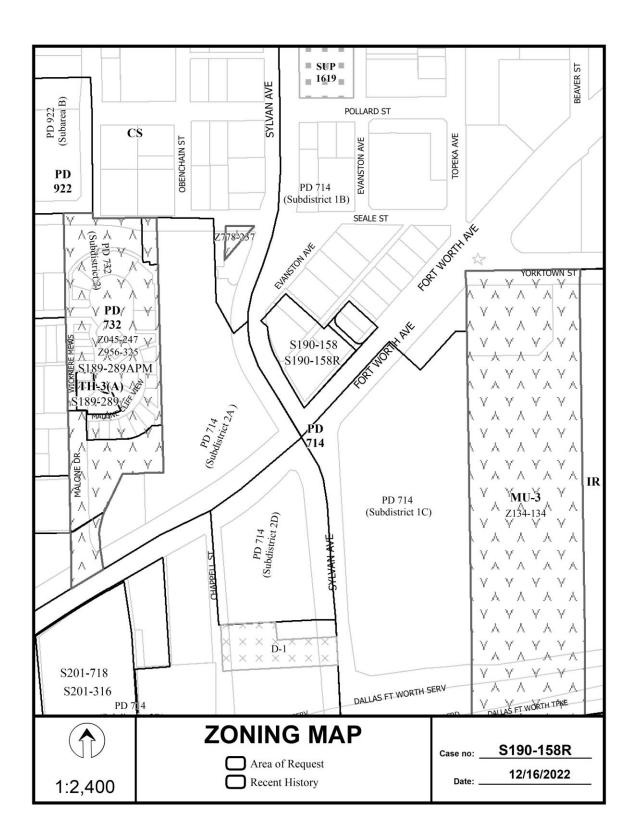
- 21. On the final plat, show recording information on all existing easements within 150 feet of property.
- 22. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.
- 23. Provide an 8.5 inch by 11-inch survey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

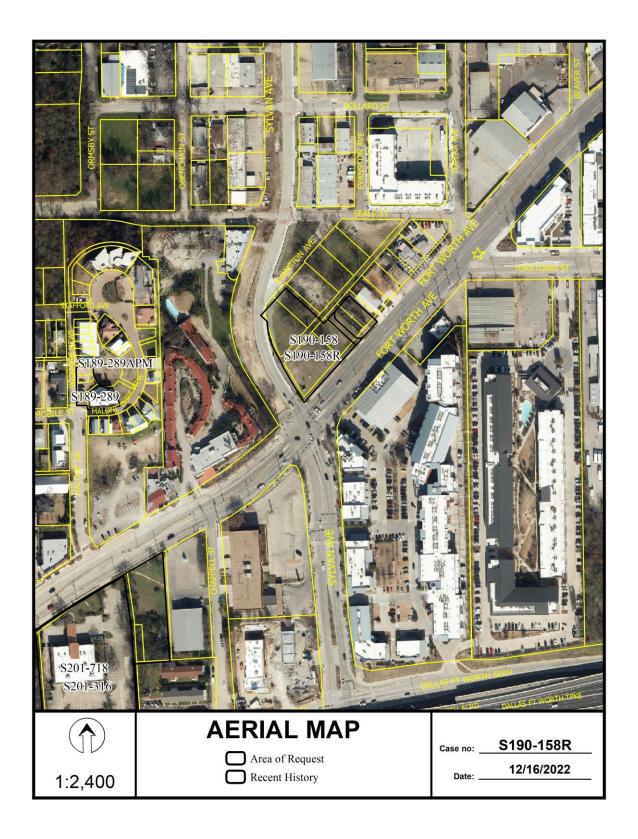
Dallas Water Utilities Conditions:

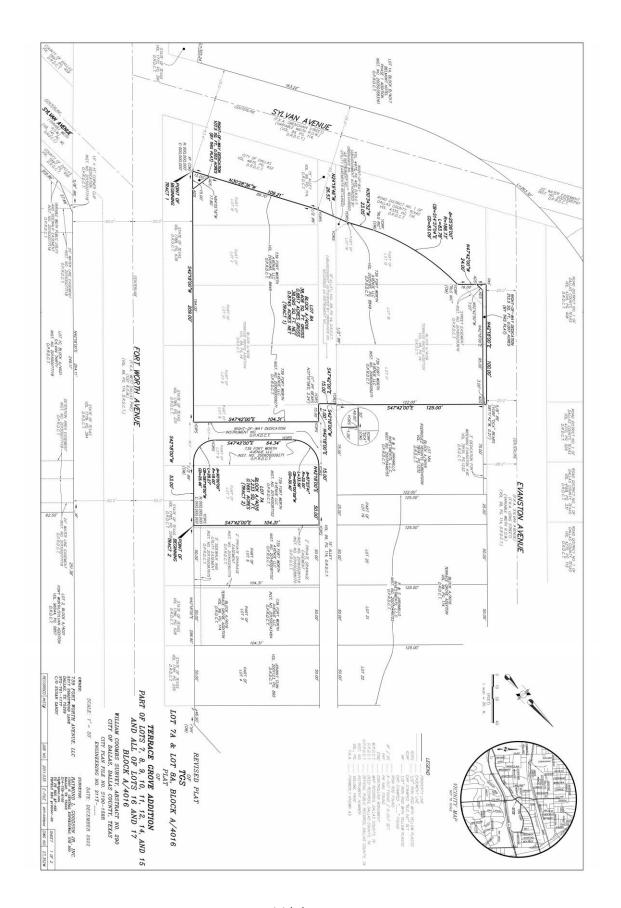
- 24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering 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 Condition
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- 27. On the final plat, show the abandonment as: "Abandonment authorized by Ordinance No._______, qcd 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).







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Morth Asseus, (former) known os likel Dalack Pies, a 100 foot right-of-way, established by deed
recorded in Volume 1788, Page CEB, Deed Revards, Dallas County, Teurobj.
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SURPLEY COMPLETED IN MAY 2020 AND SEPTEMBER 2007.
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                                                                                                                                                    BASS OF BEHANDS THE SOUTHEAST UNE OF AN ALLEY (BENG M4790'00'E) IN BLOCK AJAINE
TERRACE GROUE ADDITION AS RECORDED IN VOLUME 98, PAGE 114, DEED RECORDS, DALLAS
COUNTY, TEXAS.
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AMERICAN DATUM OF 1983 ON GROD COORDINATE VALUES, NO SCALE AND NO
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                      Land Surveyor No. 6098
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              MERICAS South 42/18/30" West, along the northwest line of sold Fort Worth Avenue, a distance of 2000 feet to the PCNYT OF RECOMNING containing JB, 408 square feet or 0.6817 acres of land, more or less.
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               HENCE North 42" 18'' 00''' East, along the southeasterly line of said 15 faot alley, a distance of 5.00 feet to a 1/2' inch iran rad with jetlow plastic cap stamped "RLC INC" set for a corner;
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distance of 23,05 leef to a 1/2 inch iron rod with yellow plastic cap stamped "NLG NC" found 
the beginning of a nam-tagent curve to the right;
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           EPICE South 4742'00' East, owe and across soid Lot 8, a distance of 104.31 feet to a 1/2"
was rod with yellow plastic cap stamped "RLG IMC" set in the northwest line of soid Fort Marth
leanur.
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as storaged "TiC Jaw." set for the interaction of a cut—tile between the northery
ignit—of—way line between and 15 foot alley and the easterly right—of—way line of said Sylvam
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He was a substituted in a sulf of a list of the continuing and a sulf of a list of the continuing and a sulf of a list of the continuing and a list of a l
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                                                                                                                                                                                                                                                                                                                                                                                            Susan T. Gandy, Manager
739 Fort Worth Avenue LLC
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tillen and meritement of the systems. Additional estements area is does company for
tillen and meritement of monoboles, cleanoust, file hydrosits, water services and estimater
from the ment in the curd are powerment lime, and description of such odificional estements
grated shall be determined by their lecotion as lactified.
                                             OWNER:
739 FORT WORTH AVENUE, LLC
8117 SHADWOOD LANE
DALLAS, TE 78209
972-701-179
C/O SUSAN CANDY
                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               PART OF
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CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FULN FILE NO. 5190-158R
ENGINEERING NO. 3117-
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15 LOTS 7, 8, 9, 10, 11, 12, 14, AND

AND ALL OF LOTS 16 AND 17

BLOCK A/4016
RAYMOND L. COODSON JR., INC.
1899 N. CONTRAL STREAMS STE 400
214-729-210
THPELS NEW PROSENT-00
THERES NEW PROSENT-00
SHEET 2 OF 2
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