

**CITY PLAN COMMISSION****THURSDAY, JANUARY 5, 2023****FILE NUMBER:** S223-048**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Haskell Avenue at Junius Street, southwest corner**DATE FILED:** December 9, 2022**ZONING:** LO-3, PD 749 (Subarea B2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20749.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 1.4746-acre**MAPSCO:** 46E**OWNER:** Baylor Scott & White Health

**REQUEST:** An application to replat a 1.4746-acre tract of land containing all of Lots 5, 6, 8A and a portion of Lot 7 in City Block C/789 to create one lot on property located on Haskell Avenue at Junius Street, southwest corner.

**SUBDIVISION HISTORY:**

1. S189-209 was a request northwest of the present request to replat a 1.426-acre tract of land containing all of Lots 6, 7, 8, and part of Lot 9 in City Block B/776 to create one 0.763-acre lot and one 0.663-acre lot on property located between Bird Street and Junius Street, north of Hill Avenue. The request was approved on June 6, 2019 and was recorded on December 15, 2020.
2. S178-218 was a request east of the present request to replat a 0.895-acre tract of land containing all of Lots 1 through 5 in City Block B/798 on property located on Haskell Avenue at Worth Street, east corner. The request was approved on June 21, 2018 and recorded on May 7, 2019.

**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of the LO-3 Limited Office District and PD 749 (Subdistrict B2); 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 32.5 feet of right-of-way (via fee simple) from the established center line of Haskell Avenue. 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 Junius Street. Sections 51A-8.602(c), 51A-8.604(c)
17. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Haskell Avenue & the alley. Section 51A-8.602(e)

#### **Flood Plain Condition:**

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

**Survey (SPRG) Conditions:**

19. On the final plat, show recording information on all existing easements within 150 feet of property.
20. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

**Dallas Water Utilities Conditions:**

21. 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.

**GIS, Lot & Block Conditions:**

22. On the final plat, identify the property as Lot 5A in City Block C/789. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).











