

CITY PLAN COMMISSION**THURSDAY, JANUARY 19, 2023****FILE NUMBER:** S223-054**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** C F Hawn Freeway/ U.S. Highway No. 175, east of Haymarket Road**DATE FILED:** December 23, 2022**ZONING:** PD 241**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=241>**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 8.512-acres **MAPSCO:** 69H**APPLICANT/OWNER:** Dayspring Ministries of Dallas, Inc.

REQUEST: An application to create one 8.512-acre lot from a tract of land in City Block 8776 on property located on C F Hawn Freeway / U.S. Highway No. 175, east of Haymarket Road.

SUBDIVISION HISTORY:

1. S201-654 was a request southwest of the present request to replat a 0.581-acre tract of land containing portion of City Block 1/8775 to create 3 lots ranging in size from 7,855-square feet to 8,953-square feet on property located on Haymarket Road at Rylie Road, northeast corner. The request was approved on May 20, 2021 but has not been recorded.
2. S178-281 was a request south of the present request to create 24 single family residential lots and one common area with lots ranging in size from 6,000-square feet to 14,272-square feet from a 6.939-acre tract of land in City Block 8765 as a Community Unit Development on property located at the terminus of Sewell Road, east of Haymarket Road. The request was approved September 6, 2018 and recorded May 13, 2021.
3. S178-127 was a request southwest of the present request to create 14 lots ranging in size from 8,125 square feet to 12,003 square feet from a 3.461-acre tract of land located on Haymarket Road at Sewell Circle, south of Rylie Road. The request was approved March 22, 2018 and recorded May 7, 2021.

STAFF RECOMMENDATION: The request complies with the requirements of PD 241; 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/markings/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 30 feet of right-of-way (via fee simple) from the established centerline of Haymarket Road. *Sections 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 Cartego Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Tumbleweed Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Rylie Road and Tumbleweed Drive. Section 51A 8.602(d)(1).
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Tumbleweed Drive and Cartego Street. Section 51A 8.602(d)(1).
20. 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)
21. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.

Survey (SPRG) Conditions:

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
24. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
25. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. 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:

28. 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).
29. 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.

30. 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.
31. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

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

32. On the final plat, change "U.S Highway 175" to "C F Hawn Freeway/ U.S. Highway No. 175" Section 51A-8.403(a)(1)(A)(xii)
33. On the final plat, change "Haymarket Road" to "Haymarket Road (F.K.A. Cedar Street) (F.K.A. County Road No. 143)." Section 51A-8.403(a)(1)(A)(xii)
34. On the final plat, change "Cartego Street" to "Cartego Street (F.K.A. Rylie-Kleberg Road)." Section 51A-8.403(a)(1)(A)(xii)
35. On the final plat, change "Tumbleweed Drive" to "Tumbleweed Drive (F.K.A. Railroad Avenue)." Section 51A-8.403(a)(1)(A)(xii)
36. On the final plat, change "Rylie Road" to "Rylie Road (F.K.A. Alexander Road) (F.K.A. County Road No. 4)." Section 51A-8.403(a)(1)(A)(xii)
37. On the final plat, change "Cottonwood Road" to "Cottonwood Street." Section 51A-8.403(a)(1)(A)(xii)
38. On the final plat, identify the property as Lot 1 in City Block A/8776. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





