

**CITY PLAN COMMISSION****THURSDAY, MAY 4, 2023****FILE NUMBER:** S223-120**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Willow Street, at the terminus of Bank Street**DATE FILED:** April 5, 2023**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2    **SIZE OF REQUEST:** 1.488-acres**MAPSCO:** 46F**APPLICANT/OWNER:** Bloc House, Willow Partners, LP, Hillstone Construction & Development, LLC

**REQUEST:** An application to replat a 1.488-acre tract of land containing all of lots 11 through 18 in City Block A/801 to create one lot on property located on Willow Street, at the terminus of Bank Street.

**SUBDIVISION HISTORY:**

1. S178-235 was a request north of the present request to create five lots ranging in size from 1,410 square feet to 2,147 square feet from acre tract of land in City Block 801 ½ on property located on Prairie Avenue at East Side Avenue, west corner. The request was approved on July 19, 2018 and recorded August 9, 2021.

**STAFF RECOMMENDATION:** Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

- The properties to northwest and north of the request have lot areas ranging in size from 6,784 square feet to 57,681 square feet and lot widths ranging from 50 feet to 483 feet and are zoned MF-2(A) Multi Family District. (*Please refer to the existing area analysis*)

Staff finds there is not an established lot pattern in the immediate area of request and request complies with the requirements of the MF-2(A) Multi Family District and the requirement of Section 51A-8.503; 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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Willow Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).

16. Provide 20 feet all-weather paving material for Willow Street along the proposed plat per the City of Dallas standard. 51A 8.604(b)(2)

**Survey (SPRG) Conditions:**

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.

**Dallas Water Utilities Conditions:**

18. 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).
19. 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.
20. Water and 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 / Arborist / Street Name / GIS, Lot & Block Conditions:**

21. On the final plat, change “East Side Avenue” to “East Side Avenue (F.K.A. Commerce Street)”. Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, change “Sante Fe Avenue” to “Santa Fe Avenue”. Section 51A-8.403(a)(1)(A)(xii)
23. On the final plat, remove label for “Sante Fe Trail”. SEC. 51A-8.403. (a) (1) (A) (xii)
24. On the final plat, identify the property as Lot 11A in City Block 801. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).











