

CITY PLAN COMMISSION**THURSDAY OCTOBER 13, 2022****FILE NUMBER:** S212-349**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** J.B. Jackson Jr. Boulevard at Birmingham Avenue, northeast corner**DATE FILED:** September 22, 2022**ZONING:** PD 599 (CC)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 0.472-acre**MAPSCO:** 46U**OWNER:** Peyman Horri, Fair Park Cullum, LLC

REQUEST: An application to replat a 0.472-acre tract of land containing all of Lots 7 through 9 in City Block 11/1388 to create one lot on property located on J.B. Jackson Jr. Boulevard at Birmingham Avenue, northeast corner.

SUBDIVISION HISTORY:

1. S189-246 was a request east of the present request to replat a 0.879-acre tract of land containing part of Lots 9 through 14 in City Block 1381 to create one 0.169-acre lot and one 0.710-acre lot on property located on Pennsylvania Avenue, north of Trunk Avenue. The request was approved on July 11, 2019 and recorded on June 10, 2021.
2. S189-221 was a request south of the present request to replat a 0.951-acre tract of land containing all of Lots 11 through 15 and part of Lot 16 in City Block 18/1387 to create seven lots ranging in size from 1,691-square feet to 28,825-square feet on property located on Trunk Avenue at Dallas Street, northwest corner. The request was approved on June 20, 2019 and recorded on September 3, 2020.
3. S189-012 was a request south of the present request to replat a 0.269-acre tract of land containing all of Lots 5, 6, 7, and 8 in City Block 18/1387 to create one lot on property located on J. B. Jackson Jr. Boulevard at Dallas Street, west corner. The request was approved on November 1, 2018 and recorded on March 14, 2019.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 595 (CC); 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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Birmingham Avenue and J.B. Jackson Jr. Boulevard. Sections 51A-8.602(c), 51A-8.604(c)
16. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at Birmingham Avenue. Section 51A-8.602(e)
17. TxDOT approval may be required for any driveway modifications or new access.

Survey (SPRG) Conditions:

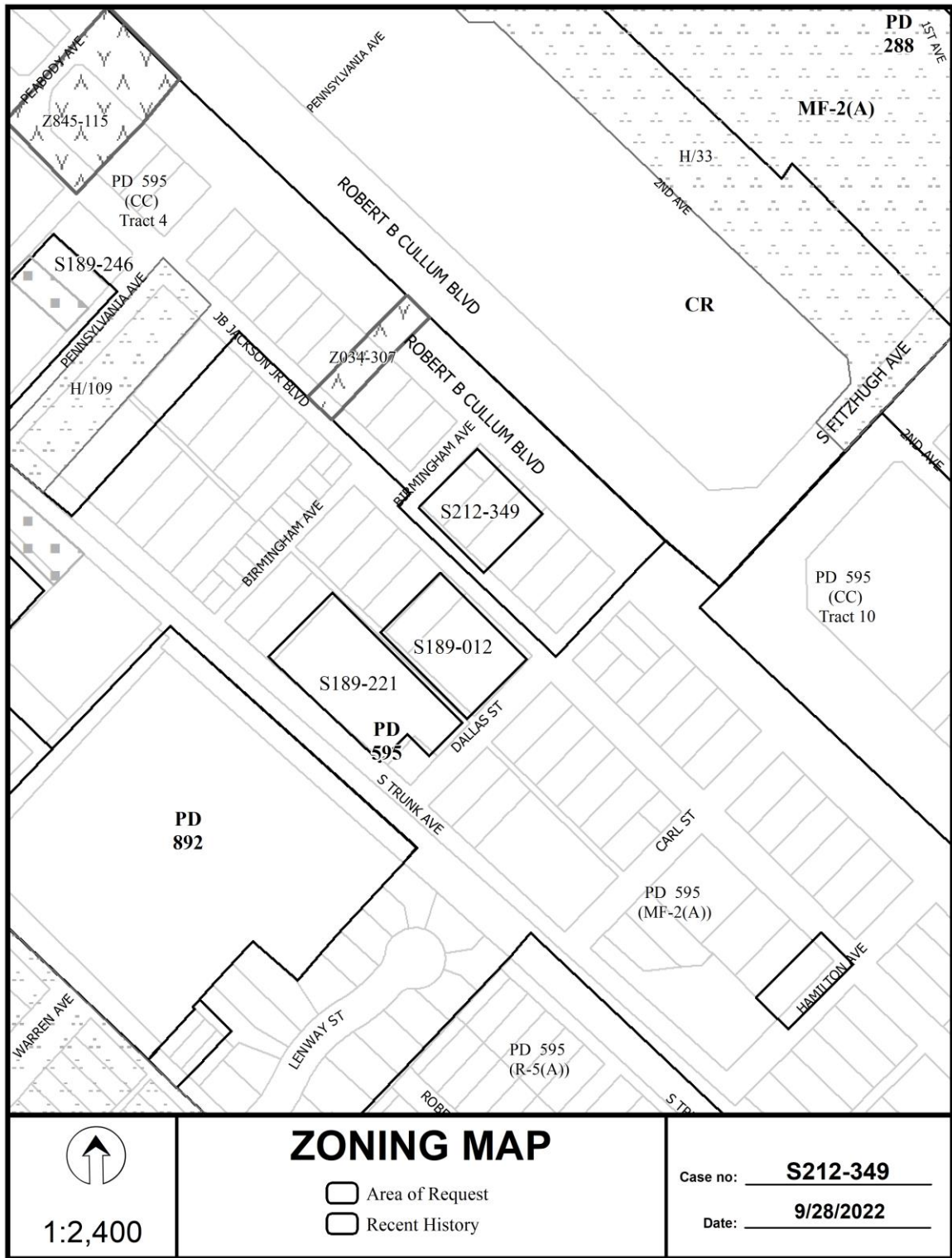
18. On the final plat, show recording information on all existing easements within 150 feet of property.
19. On the final plat, need new/different plat name.

Dallas Water Utilities Conditions:

20. 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.
21. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
22. Water main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

GIS, Lot & Block Conditions:

23. On the final plat, change “Birmingham Avenue” south of J.B. Jackson Jr. Boulevard to “Birmingham Avenue (Formerly Fourth Ave) (Formerly Ashley Avenue).”
24. On the final plat, change “Robert B Cullum Boulevard (Formerly Second Avenue & Third Avenue)” to “Robert B Cullum Boulevard/ State Highway No. 352 (Formerly Third Avenue)”.
25. On the final plat, identify the property as Lot 7A in City Block 11/1388. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



1:2,400


ZONING MAP

- Area of Request
- Recent History

Case no: **S212-349**

Date: **9/28/2022**



 <p>1:2,400</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Case no: <u> S212-349 </u></p> <p>Date: <u> 9/28/2022 </u></p>
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