

CITY PLAN COMMISSION**THURSDAY, OCTOBER 6, 2022****FILE NUMBER:** S212-326**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Good Latimer Expressway at Swiss Avenue, north corner**DATE FILED:** September 7, 2022**ZONING:** PD 298 (Subarea 5)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20298.pdf>**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.642-acres **MAPSCO:** 45M**APPLICANT/OWNER:** 1031 solution, LTD**REQUEST:** An application to create one 0.642-acre lot from a tract of land in City Block 271 on property located on Good Latimer Expressway at Swiss Avenue, north corner.**SUBDIVISION HISTORY:**

1. S212-320 was a request south of the present request to replat a 3.0932-acre tract of land containing all of Lot 2 in City Block A/280 and part of an abandoned right-of-way to create one lot on property located between Pacific Avenue and Elm Street, southwest of Good Latimer Expressway. The request was approved on September 15, 2022 but has not been recorded.
2. S190-065 was a request southeast of the present request to create a 0.3274-acre lot from a tract of land in City Block 285 on property located on Good Latimer Expressway, between Floyd Street and Gaston Avenue. The request was approved on January 23, 2020 and recorded on January 12, 2021
3. S189-265 was a request south of the present request to replat 2.0696-acre tract of land containing all of Lot 1 in City Block A/280, part of City Blocks 270 ½ and 272, and all of an abandoned portion of Hawkins Street to create one lot on property located on Pacific Avenue and Elm Street, west of Jett Way. The request was approved on August 15, 2019 and recorded on July 23, 2020.
4. S189-254 was a request southwest of the present request to create one 0.92-acre lot from a tract of land in City Block 323 on property located on Swiss Avenue at Hawkins Street, north corner. The request was approved August 1, 2019 and withdrawn on October 8, 2019.
5. S178-051 was a request east of the present request to create one 0.852-acre lot from a tract of land containing part of City Block 7/284 on property located on Swiss Avenue at Centegra Street, south corner. The request was approved on January 4, 2018. S178-051APM was submitted and recorded on April 20, 2022.
6. S167-004 was a request southeast of the present request to create a 1.260-acre lot from a tract of land containing part of City Block G3/280 and a portion of an abandoned alley on property located on Elm Street between Hawkins Street and Good-Latimer Expressway. The request was approved on November 10, 2016 and recorded on August 6, 2019.

7. S167-003 was a request southeast of the present request to create one 1.244-acre lot, and one 3.485-acre lot from a 4.729-acre tract of land containing part of the abandoned portions of Hawkins Street and a variable width alley in City Blocks 270½, 280 and G3/280 on property located at 2505 Elm Street and fronting on Pacific Avenue, Good-Latimer Expressway, Elm Street, and Hawkins Street. The request was approved on November 10, 2016 and recorded on July 16, 2019.

STAFF RECOMMENDATION: The request complies with the requirements of PD 298 (Subarea 5); 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)
15. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3' above nearest inlet, top of curb. 51A 8.611(d), C.9 of Mill Creek, Master Drainage Plan Study.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 59 feet of right-of-way (via fee simple) from the established center line of Good Latimer Expressway. Section 51A 8.602(c)
17. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Good Latimer Expressway & the alley. Section 51A-8.602(e)
18. 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:

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

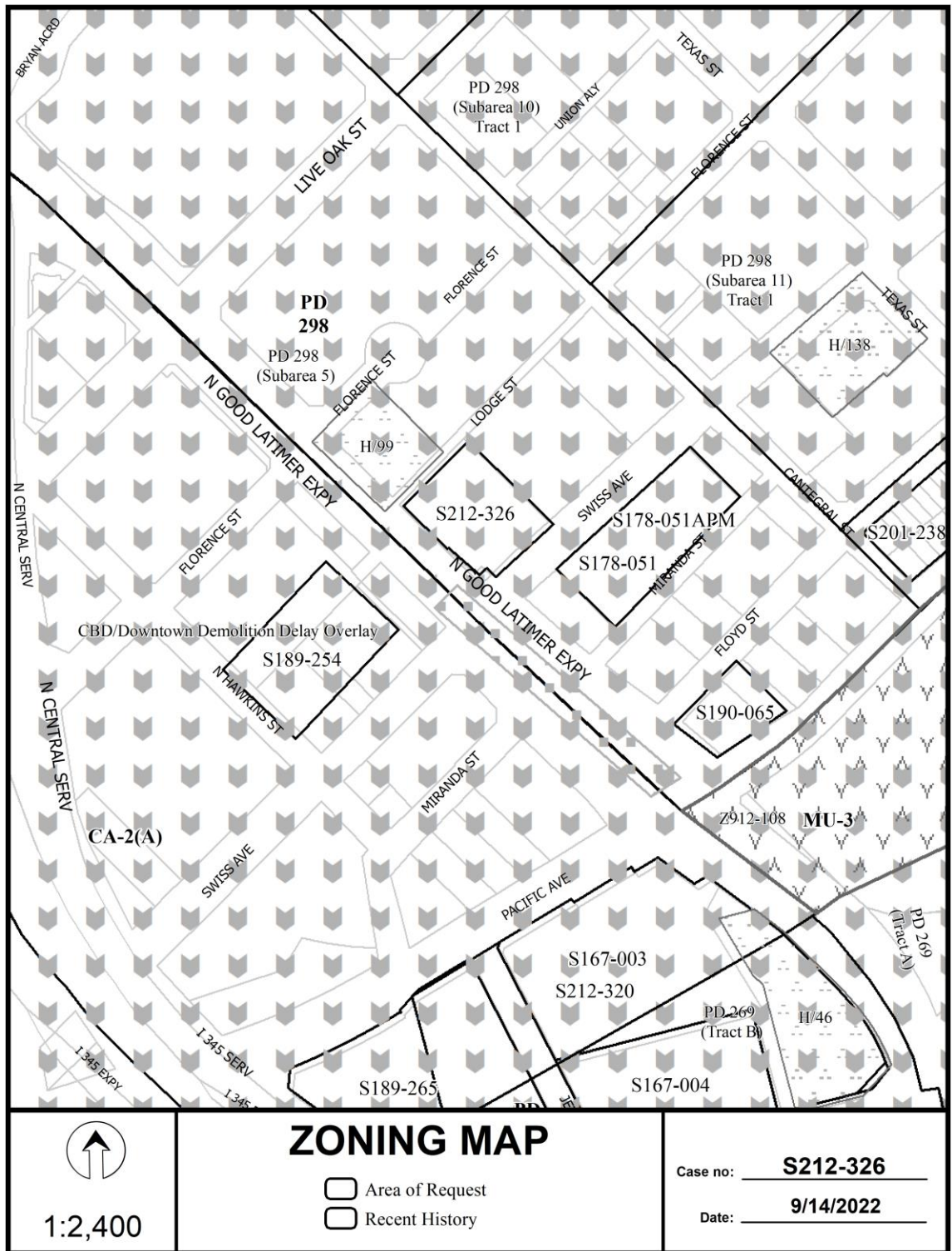
Dallas Water Utilities Conditions:

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. Water and wastewater main improvements maybe 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:

22. On the final plat, change "Lodge St." to "Lodge Street". Section 51A-8.403(a)(1)(A)(xii)

23. On the final plat, identify the property as Lot 1 in City Block A/271. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S212-326 </u> Date: <u> 9/14/2022 </u>
--	---	--

