

**CITY PLAN COMMISSION**

**THURSDAY OCTOBER 6, 2022**

**FILE NUMBER:** S212-340

**SENIOR PLANNER:** Mohammad H. Bordbar

**LOCATION:** Cleveland Street, between South Boulevard and Park Row Avenue

**DATE FILED:** September 9, 2022

**ZONING:** PD 1090

**PD LINK:** Currently not available

**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 1.228-acres

**MAPSCO:** 45Z

**OWNERS:** 2803 Cleveland, LLC

**REQUEST:** An application to replat a 1.228-acre tract of land containing all of Lots 1 through 6 in City Block 4/1126 to create one lot on property located on Cleveland Street, between South Boulevard and Park Row Avenue.

**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.

**PROPERTY OWNER NOTIFICATION:** On September 20, 2022, 32 notices were sent to property owners within 200 feet of the proposed plat boundary.

**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 the northeast and southwest of the request have been developed with lot widths ranging in size from 50 feet to 200 feet and lot areas ranging in size from 6,023 square feet to 24,364 square feet and are zoned PD 1090. PD 1090 was adopted by the City Council August 24, 2022. *(Please refer to the existing area analysis)*

Staff concludes that there is not a lot pattern and the request complies with the requirements of Section 51A-8.503 and PD 1090; 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 Park Row Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Cleveland 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 South Boulevard. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
18. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple or street easement) from the established centerline of alley. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
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 Cleveland and South Boulevard. Section 51A 8.602(d)(1)
20. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Cleveland and Park Row Avenue. Section 51A 8.602(d)(1)
21. 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)*
22. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of South Boulevard & the alley. *Section 51A-8.602(e)*
23. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Park Row Avenue & the alley. *Section 51A-8.602(e)*

**Survey (SPRG) Conditions:**

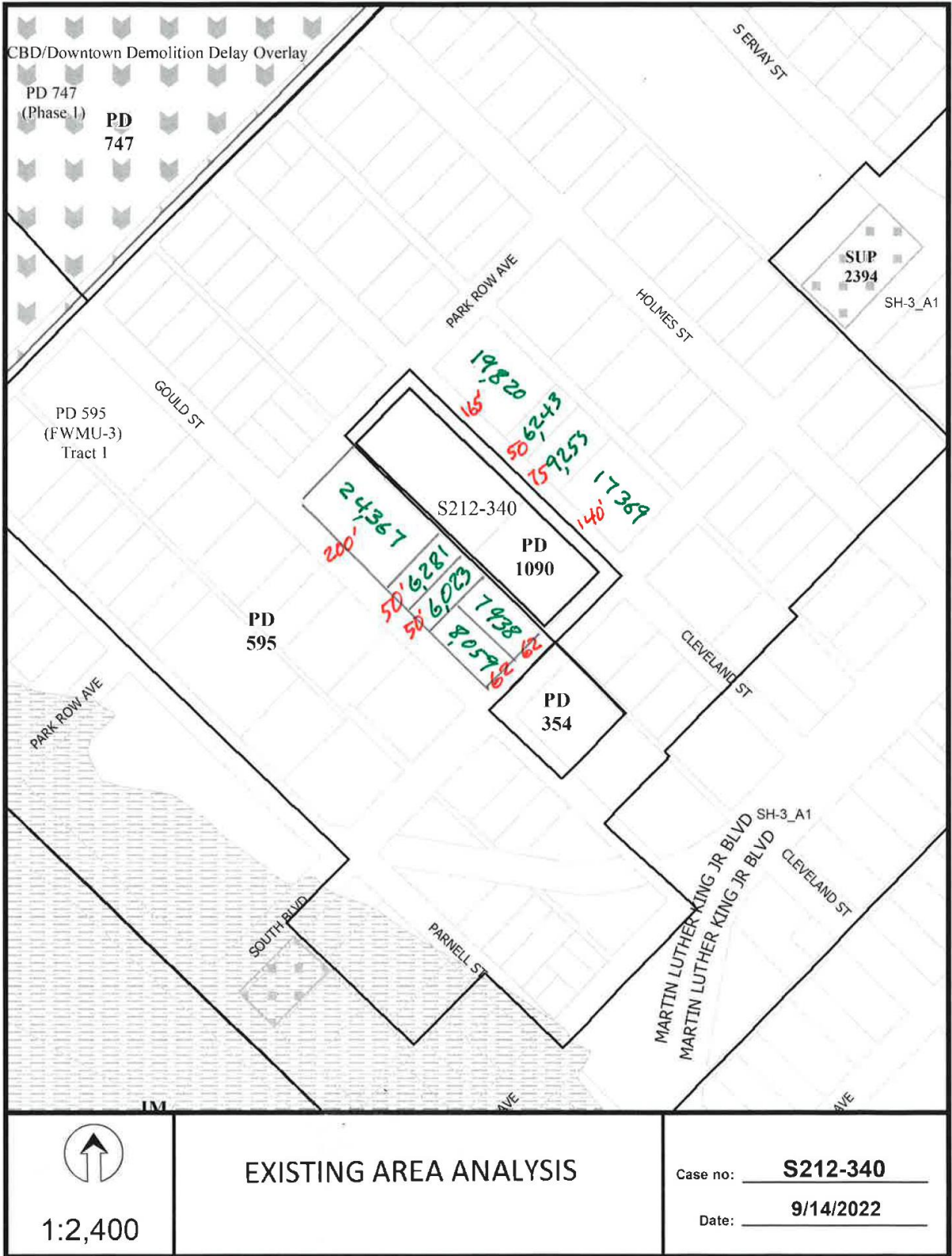
24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
25. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
26. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.

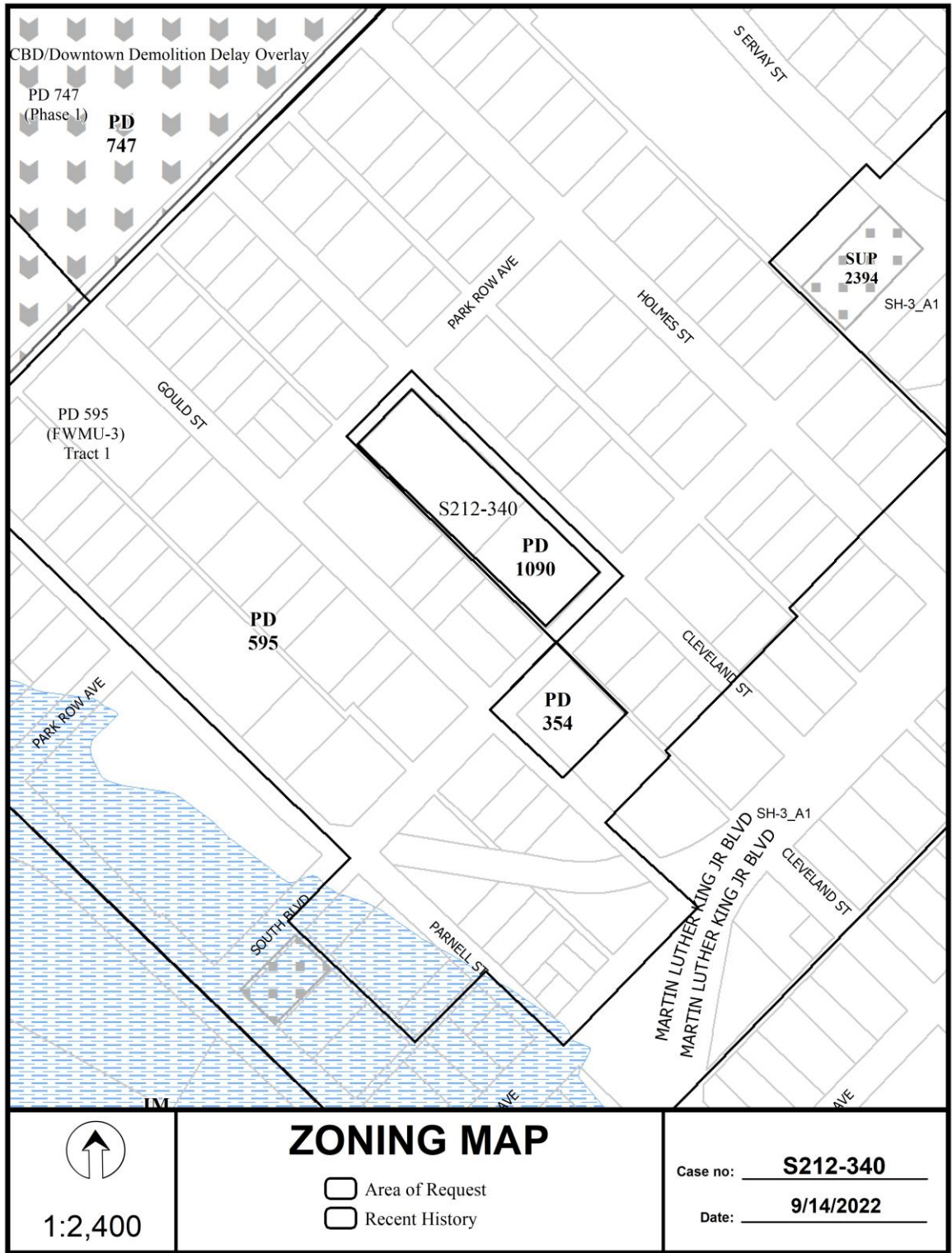
**Dallas Water Utilities Conditions:**

27. 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
28. 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.
29. 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:**

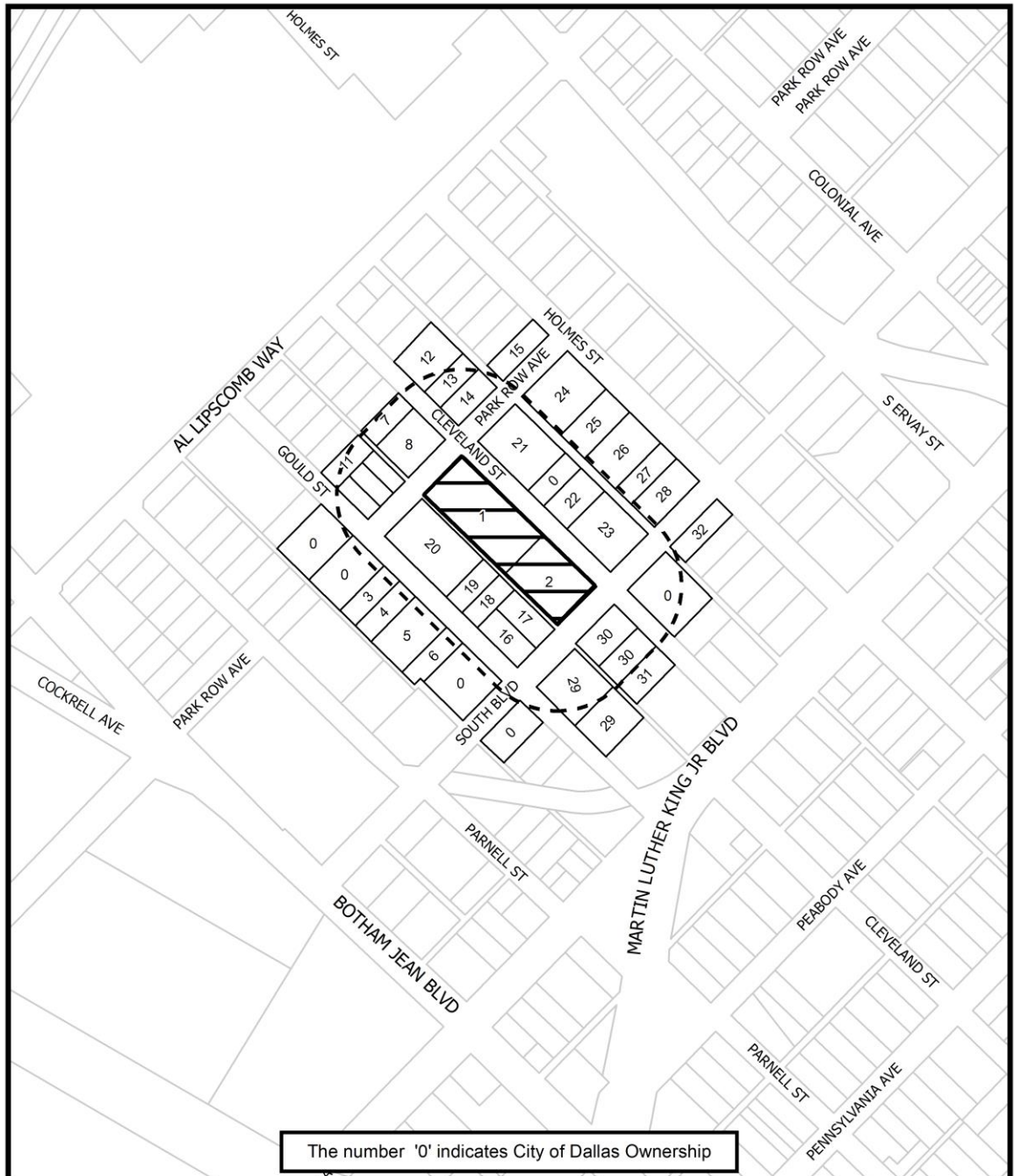
30. Prior to final plat, contact Real Estate to discuss retaining wall located at Park Row Avenue and Cleveland Street which appears to be within the right-of-way of Park Row Avenue.
31. On the final plat, identify the property as Lot 1A in City Block 4/1126. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S212-340</b>          </u> Date: <u>          <b>9/14/2022</b>          </u>
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The number '0' indicates City of Dallas Ownership

 1:3,600	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>32</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>32</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <b>S212-340</b> Date: <b>9/14/2022</b>
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## *Notification List of Property Owners*

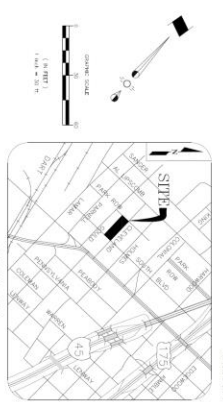
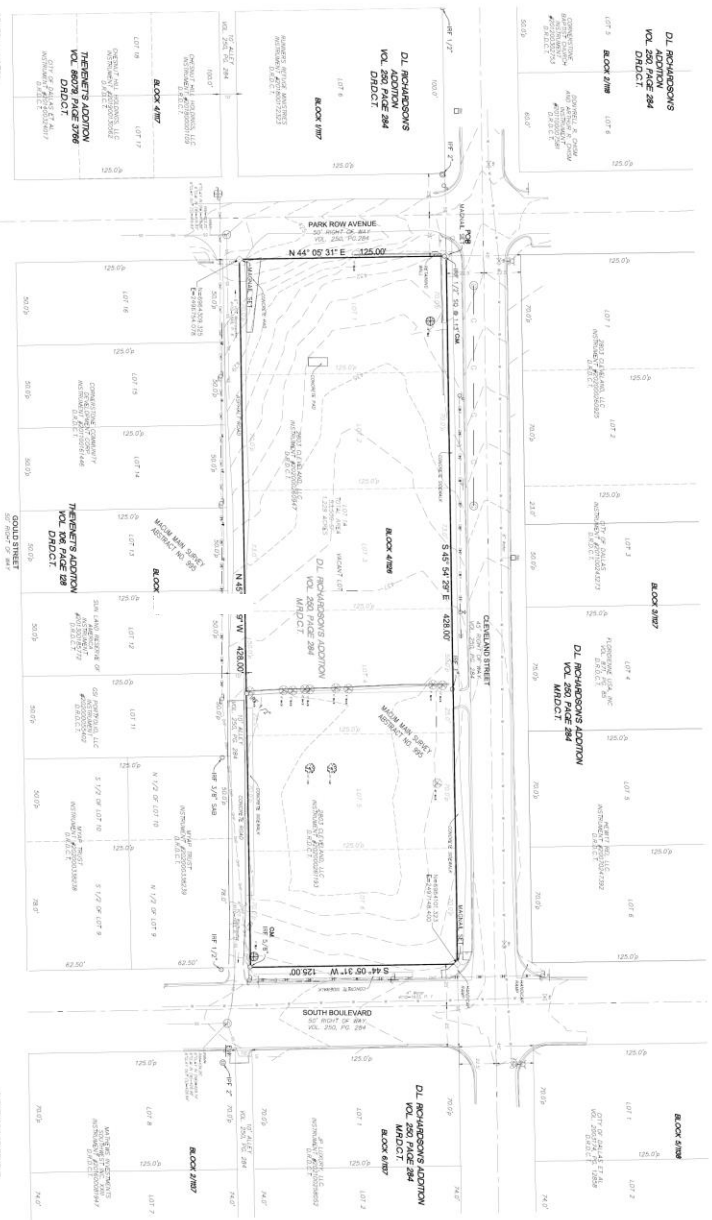
### *S212-340*

#### *32 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2803 CLEVELAND ST	Taxpayer at
2	2829 CLEVELAND ST	Taxpayer at
3	2805 GOULD ST	PATTINA EQUITIES LLC
4	2809 GOULD ST	Taxpayer at
5	2815 GOULD ST	Taxpayer at
6	2821 GOULD ST	Taxpayer at
7	2723 CLEVELAND ST	SOUTH CEDARS LLC
8	2727 CLEVELAND ST	RUNNERS REFUGE MINISTRIES
9	1405 PARK ROW AVE	Taxpayer at
10	1409 PARK ROW AVE	Taxpayer at
11	2722 GOULD ST	MCGILL CHARLIE
12	2718 CLEVELAND ST	2718 CLEVELAND LLC
13	2724 CLEVELAND ST	Taxpayer at
14	2726 CLEVELAND ST	CHISM DONYRELL R & ARTHUR R CHISM
15	2727 HOLMES ST	LEALAM INVESTMENTS LLC
16	1401 SOUTH BLVD	MYAP TRUST
17	1407 SOUTH BLVD	MYAP TRUST
18	2820 GOULD ST	GSI PORTFOLIO LLC
19	2816 GOULD ST	SUN LAND RESERVE OF AMERICA INC
20	2808 GOULD ST	Taxpayer at
21	2804 CLEVELAND ST	Taxpayer at
22	2818 CLEVELAND ST	FLORIDIENNE U S A INC
23	2828 CLEVELAND ST	HEWITT REI LLC
24	2801 HOLMES ST	Taxpayer at
25	2811 HOLMES ST	BLUE WINDOW CAPITAL LLC
26	2819 HOLMES ST	Taxpayer at

09/14/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2823 HOLMES ST	SALVO JIM
28	2827 HOLMES ST	Taxpayer at
29	2912 GOULD ST	MATTHEWS INVESTMENTS SOUTHWEST INC XXIII
30	2901 CLEVELAND ST	ST JOHN WORLD LP
31	2909 CLEVELAND ST	REIGER WORLD LLC
32	2901 HOLMES ST	BRAGG STEPHEN B



**OWNER'S CERTIFICATE**  
 COUNTY OF DALLAS, STATE OF TEXAS

I, the undersigned, being duly qualified and qualified by law to do so, do hereby certify that the above described premises are owned by the undersigned and are not subject to any lien, mortgage, or other encumbrance.

**RECORDING:** This plat is being recorded for the purpose of recording the same in the public records of the County of Dallas, State of Texas, and the same shall be subject to the provisions of the laws of the State of Texas relating to the recording of such plats.

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**GENERAL NOTES:**

- All bearings were taken on the Texas State Plane Coordinate System of 1983, North Central Zone (NAD 83) using a survey instrument of 1983 (S193).
- All bearings were taken on the Texas State Plane Coordinate System of 1983, North Central Zone (NAD 83) using a survey instrument of 1983 (S193).
- The plat is being prepared for the purpose of recording the same in the public records of the County of Dallas, State of Texas, and the same shall be subject to the provisions of the laws of the State of Texas relating to the recording of such plats.
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**OWNER'S DECLARATION**

I, the undersigned, being duly qualified and qualified by law to do so, do hereby declare that the above described premises are owned by the undersigned and are not subject to any lien, mortgage, or other encumbrance.

**STATE OF TEXAS**

**COUNTY OF DALLAS**

I, the undersigned, being duly qualified and qualified by law to do so, do hereby declare that the above described premises are owned by the undersigned and are not subject to any lien, mortgage, or other encumbrance.

**SALESPERSON'S STATEMENT**

I, the undersigned, being duly qualified and qualified by law to do so, do hereby declare that the above described premises are owned by the undersigned and are not subject to any lien, mortgage, or other encumbrance.

**STATE OF TEXAS**

**COUNTY OF DALLAS**

I, the undersigned, being duly qualified and qualified by law to do so, do hereby declare that the above described premises are owned by the undersigned and are not subject to any lien, mortgage, or other encumbrance.

**PRELIMINARY. THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE.**

**OWNER:**  
 STEPHEN DANTON  
 2803 CLEVELAND, LLC  
 2010 ALPES DRIVE WAY  
 DALLAS, TX 75215

**PRELIMINARY PLAT**  
**MEN OF NEHEMIAH**  
**NEW FACILITY 1**

**OWNER:**  
 MEN OF NEHEMIAH  
 1299 GAGE STREET IN THE  
 CITY OF DALLAS COUNTY TEXAS  
 75248