

CITY PLAN COMMISSION

THURSDAY, AUGUST 8, 2024

FILE NUMBER: S234-151

SENIOR PLANNER: Hema Sharma

LOCATION: bounded by Oak Street, Swiss Avenue, Liberty Street and Live Oak Street

DATE FILED: July 10, 2024

ZONING: PD 298 (Subarea 10 & 11, Tract 1)

PD LINK: <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20298.pdf>

CITY COUNCIL DISTRICT: 14

SIZE OF REQUEST: 4.4493-acres

APPLICANT/OWNER: Christina O'Brian, Meadow Foundation, Inc.

REQUEST: An application replat 4.4493-acre tract of land containing all of Lot 1A in City Block 307 and a tract of land in City Block 497 to create one 1.4264-acre lot and one 3.0229-acre lot on property bounded by Oak Street, Swiss Avenue, Liberty Street and Live Oak Street.

SUBDIVISION HISTORY:

1. S212-344 was a request southeast of the present request to replat a 2.248-acre tract of land containing part of Lots 1 and 2, 5 through 9, and all of Lot 13A in City Block 493 to create one lot on property located between Oak Street and Hall Street, northwest of Gaston Avenue. The request was approved on October 13, 2022 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 298 (Subarea 10 & 11, Tract 1); 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 2.

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 Liberty Street & Oak Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Oak Street & Swiss Avenue. Section 51A 8.602(d)(1)
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Swiss Avenue & Liberty Street. Section 51A 8.602(d)(1)
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 Liberty Street & Live Oak Street. 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 Live Oak Street & Oak Street. Section 51A 8.602(d)(1)

Flood Plain Conditions:

20. 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

Survey (SPRG) Conditions:

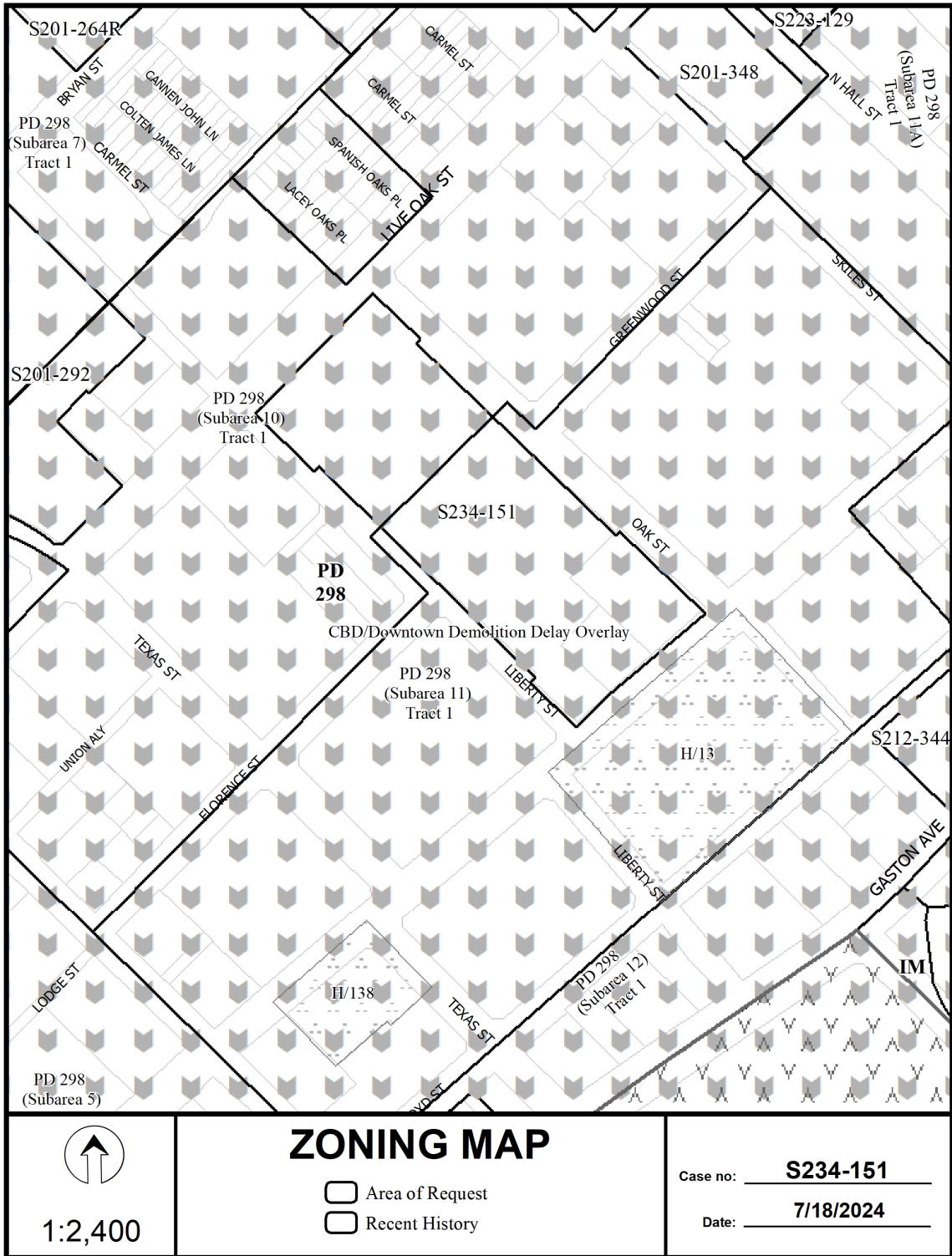
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
23. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
24. On the final plat, show recording information on all existing easements within 150 feet of the property.
25. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
26. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.
27. On final plat, address water line running through middle of tract.

Dallas Water Utilities Conditions:

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. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. 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.

Street Name / GIS, Lot & Block Conditions:

31. On the final plat, change “Greenwood Street” to “Greenwood Street (FKA Florence Street)”. Section 51A-8.403(a)(1)(A)(xii).
32. On the final plat, identify the property as Lots 1B & 1C in City Block 307.





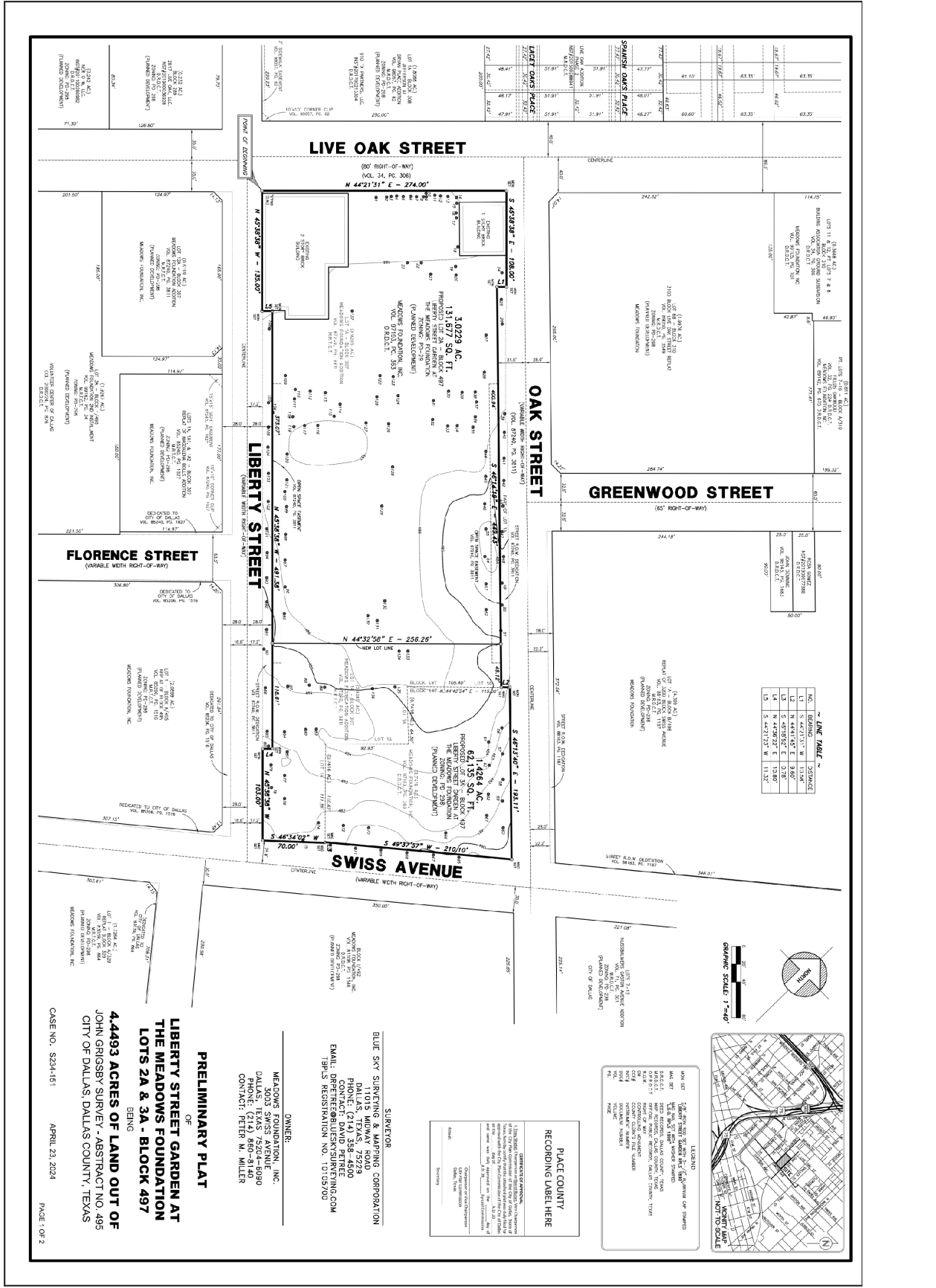
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S234-151

Date: 7/18/2024



LINE TABLE

NO.	BEARING	DISTANCE
L1	N 44°32'56" E	1,117.78'
L2	N 44°32'56" E	1,117.78'
L3	N 44°32'56" E	1,117.78'
L4	N 44°32'56" E	1,117.78'
L5	S 44°32'56" W	1,117.78'

SPURCH OAKS PLACE

NO.	BEARING	DISTANCE
S1	N 44°32'56" E	1,117.78'
S2	N 44°32'56" E	1,117.78'
S3	N 44°32'56" E	1,117.78'
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LIVE OAK STREET

NO.	BEARING	DISTANCE
L1	N 44°32'56" E	1,117.78'
L2	N 44°32'56" E	1,117.78'
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GREENWOOD STREET

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FLORENCE STREET

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SWISS AVENUE

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LIBERTY STREET

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PRELIMINARY PLAT
OF
LIBERTY STREET GARDEN AT THE MEADOWS FOUNDATION
LOTS 2A & 3A - BLOCK 497
BENB
4.4493 ACRES OF LAND OUT OF JOHN GROSSBY SURVEY - ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS

OWNER:
MEADOWS FOUNDATION, INC.
DALLAS, TEXAS 75204-5090
PHONE: (214) 860-8140
CONTACT: PETER M. MILLER

SUPERVISOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
11019 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 860-8140
CONTACT: DAVID PETREE
EMAIL: DPETREE@BLUESKYSURVEYING.COM
TIPS RESUBMISSION NO. 10/09/00

CASE NO. S234151
APRIL 23, 2024
PAGE 1 OF 2

PLACE COUNTY RECORDING LABEL HERE

GRAPHIC SCALE: 1"=40'

NEIGHBORHOOD MAP

