

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 5, 2024

FILE NUMBER: S234-176

SENIOR PLANNER: Hema Sharma

LOCATION: Elihu Street, southwest of J.B. Jackson Jr Boulevard

DATE FILED: August 7, 2024

ZONING: PD 595 (MF-1(A))

PD LINK: <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>

CITY COUNCIL DISTRICT: 7

SIZE OF REQUEST: 0.2978-acres

APPLICANT/OWNER: Keiley & Kassa Communities, LLC

REQUEST: An application to replat a 0.2978-acre tract of land containing all of Lots 16 and 17 in City Block 24/812 to create one lot on property located on Elihu Street, southwest of J.B. Jackson Jr Boulevard.

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

STAFF RECOMMENDATION: The request complies with the requirements of the PD 595 (MF-1(A)); 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. 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)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*

Flood Plain Conditions:

14. Comply with Peaks Branch drainage requirements. Finish floor elevation is recommended to be 3' above nearest inlet, top of curb. Per DWU Floodplain Management Department recommendation

Survey (SPRG) Conditions:

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

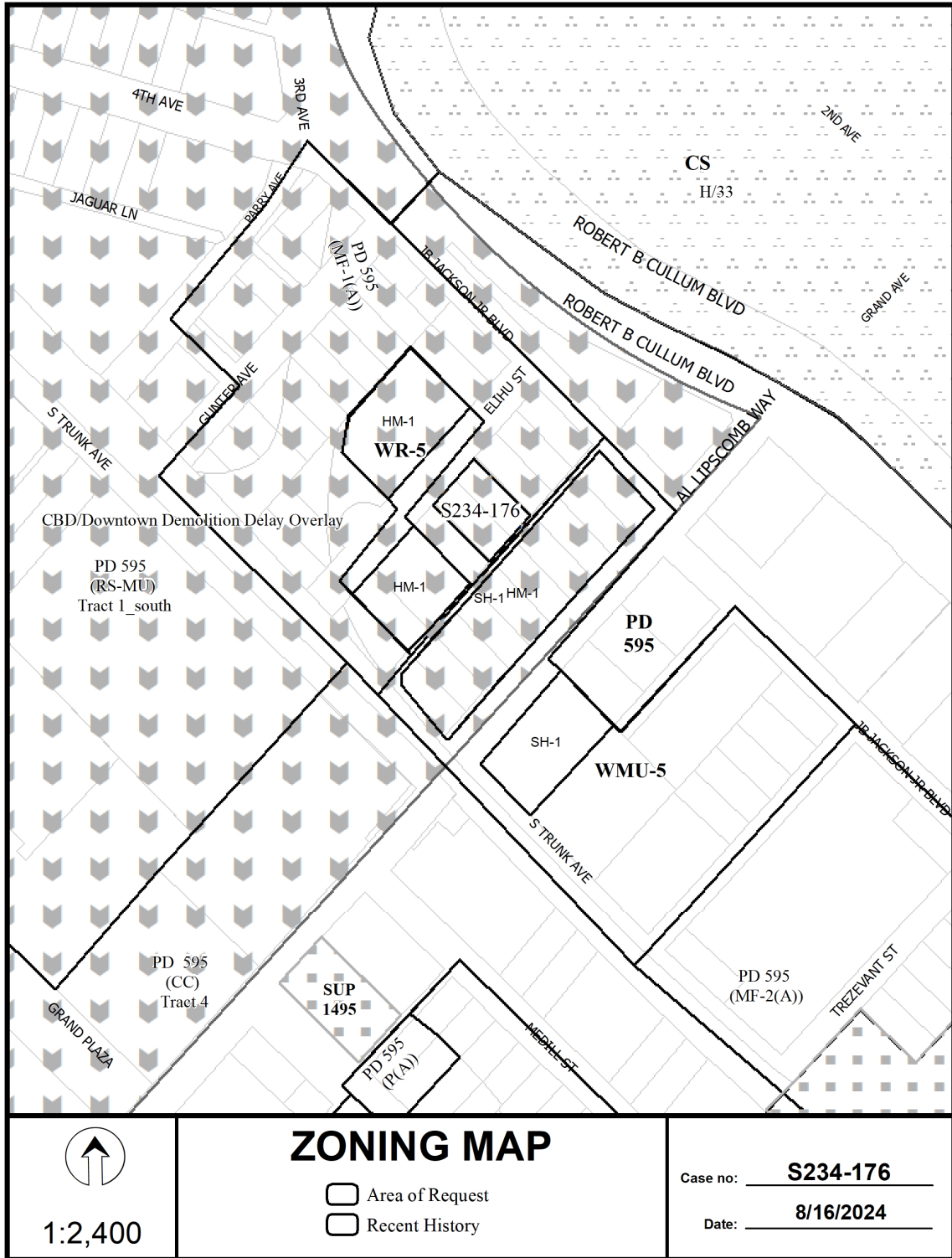
Dallas Water Utilities Conditions:

16. 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.

Arborist/ Street Name/ GIS, Lot & Block Conditions:

17. Revised tree survey is requested. Tree survey is not received by reply date. Tree survey is required to be verified and approved prior to release of the preliminary plat.
18. On the final plat, change "Elihu Street" to "Elihu Street (AKA Elihu Avenue)". Section 51A-8.403(a)(1)(A)(xii).
19. On the final plat, change " J.B. Jackson Jr Boulevard" to "J.B. Jackson Jr Boulevard (FKA Fourth Avenue)". Section 51A-8.403(a)(1)(A)(xii).

20. On the final plat, change "Al Lipscomb Way" to "Al Lipscomb Way (FKA Grand Avenue)". Section 51A-8.403(a)(1)(A)(xii).
21. On the final plat, identify the property as Lot 16A in City Block 24/812.





1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S234-176

Date: 8/16/2024

