

**CITY PLAN COMMISSION****THURSDAY, MARCH 23, 2023****FILE NUMBER:** S223-093**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Elm Street, south of Indian Street**DATE FILED:** February 23, 2023**ZONING:** PD 269 (Tract A)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20269.pdf>**CITY COUNCIL DISTRICT:** 2    **SIZE OF REQUEST:** 2.2463-acres    **MAPSCO:** 45M**APPLICANT/OWNER:** Uplift Education

**REQUEST:** An application to replat a 2.2463-acre tract of land containing part of Lot 1 and all of Lots 2 through 5 and Lots 13 through 16 in City Block 286 and all of Lots 16 through 23 in City Block C/483 to create one lot on property located on Elm Street, south of Indian Street.

**SUBDIVISION HISTORY:**

1. S212-320 was a request southwest 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. S189-252 was a request south of the present request to replat a 0.460-acre tract of land containing all of Lot 3 in City Block A/183 and part of City Block 183 to create one lot on property located at 2618 Main Street, east of South Good Latimer Expressway. The request was approved on August 1, 2019 and recorded on May 6, 2021.
3. 189-223 was a request southwest of the present request to create one 0.998-acre lot from a tract of land in City Blocks 170 and 182 on property located on Main Street at Good Latimer Expressway, northwest corner. The request was approved on June 20, 2019 but has not been recorded.
4. S189-191 was a request southeast of the present request to create a 0.719-acre lot containing all of Lots 1 through 5 in City Block 13/191 on property located on Commerce Street at Malcolm X Boulevard, southwest corner. The request was approved on May 16, 2019 and recorded June 26, 2021.
5. S178-058 was a request south of the present request to create one 0.230-acre lot from a tract of land containing part of City Block 183 on property located at 2618 Main Street, east of South Good Latimer Expressway. The request was approved January 4, 2018 and recorded October 23, 2018.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 269 (Tract 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. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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 7.5 feet of right-of-way (via Fee Simple) from the established centerline at the intersection of Alley. Sections 51A-8.602(c).
16. On the final plat, dedicate 28 feet of right-of-way (via Fee Simple or Street Easement) from the established centerline at the intersection of Indiana Street. Sections 51A-8.602(c), 51A 8.604(c).
17. On the final plat, dedicate 28 feet of right-of-way (via Fee Simple or Street Easement) from the established centerline at the intersection of Monument Street. Sections 51A-8.602(c), 51A 8.604(c).
18. On the final plat, dedicate 28 feet of right-of-way (via Fee Simple or Street Easement) from the established centerline at the intersection of Crowds Street. Sections 51A-8.602(c), 51A 8.604(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 Indiana Street and Crowds Street. Section 51A 8.602(d)(1)
20. 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)
21. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Alley and Monument Street. *Section 51A-8.602(e)*
22. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Alley and Crowds Street. *Section 51A-8.602(e)*
23. On the final plat, dedicate a 13-foot by 13-foot Alley Sight Easement at the intersection of Alley and Elm Street. *Section 51A-8.602(e)*

**Flood Plain Conditions:**

24. 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
25. Comply with PD 269 *City Code- per PD*

**Survey (SPRG) Conditions:**

26. Prior to final plat, submit a completed final plat checklist and all supporting documents.
27. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
28. On the final plat, show recording information on all existing easements within 150 feet of the property.

29. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
30. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
31. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

**Dallas Water Utilities Conditions:**

32. 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 (f).
33. 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.
34. 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:**

35. On the final plat, show on plat abandonment for Alley Vol. Y, Pg. 676 and Cantegral Street as follows: "Abandonment authorized by Ordinance No.\_\_\_\_\_, recorded as Inst. Nos. (Cert. No. \_\_\_\_\_, QCD No. \_\_\_\_\_). Utility Easements retained.
36. On the final plat, change "July Alley" to "July Alley (F.K.A. Oak Alley)". Section 51A-8.403(a)(1)(A)(xii)
37. On the final plat, change "North Crowdus Street" to "Crowdus Street". Section 51A-8.403(a)(1)(A)(xii)
38. On the final plat, identify the property as Lot 1B in City Block 286. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).











