

FILE NUMBER: S234-096**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Market Center Boulevard, northwest of Turtle Creek Boulevard**DATE FILED:** April 4, 2024**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.896-acres**APPLICANT/OWNER:** Faye Charalambopoulos

REQUEST: An application to create one 0.896-acre lot from a tract of land in City Block 7894 on property located on Market Center Boulevard, northwest of Turtle Creek 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 MU-3 Mixed Used District; 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)

Flood Plain Conditions:

15. On the final plat, determine the 100-year water surface elevation across this addition.
16. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
17. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
18. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
19. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
20. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

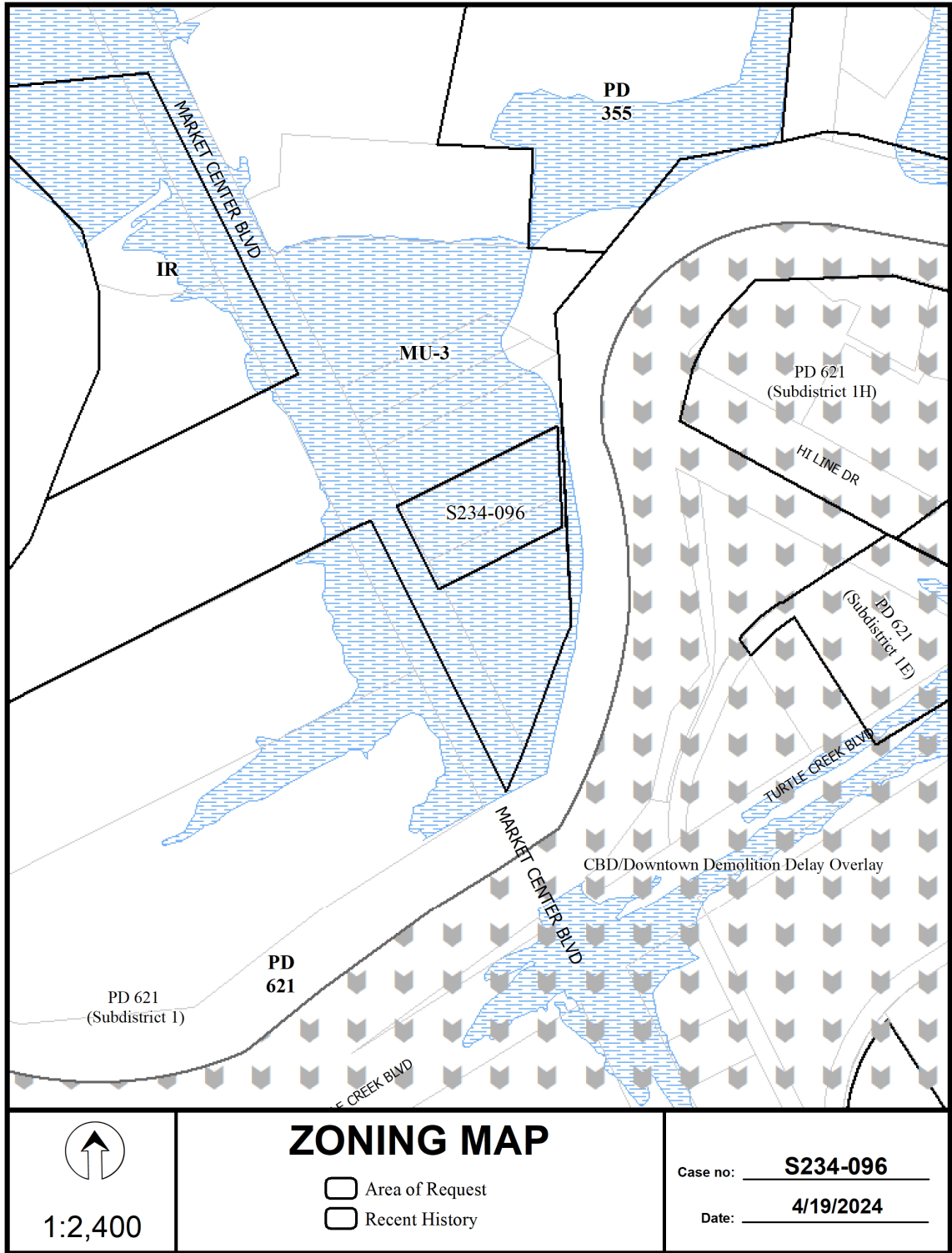
22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
24. On the final plat, show recording information on all existing easements within 150 feet of the property.

Dallas Water Utilities Conditions:

25. 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.
26. Water and 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.
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 (f).

Street Name / GIS, Lot & Block Conditions:

28. On the final plat, change “Market Center Boulevard” to “Market Center Boulevard (FKA Industrial Boulevard FKA Longwood Street)”.
29. On the final plat, identify the property as Lot 2 in City Block A/7894.





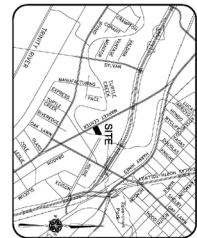
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AERIAL MAP

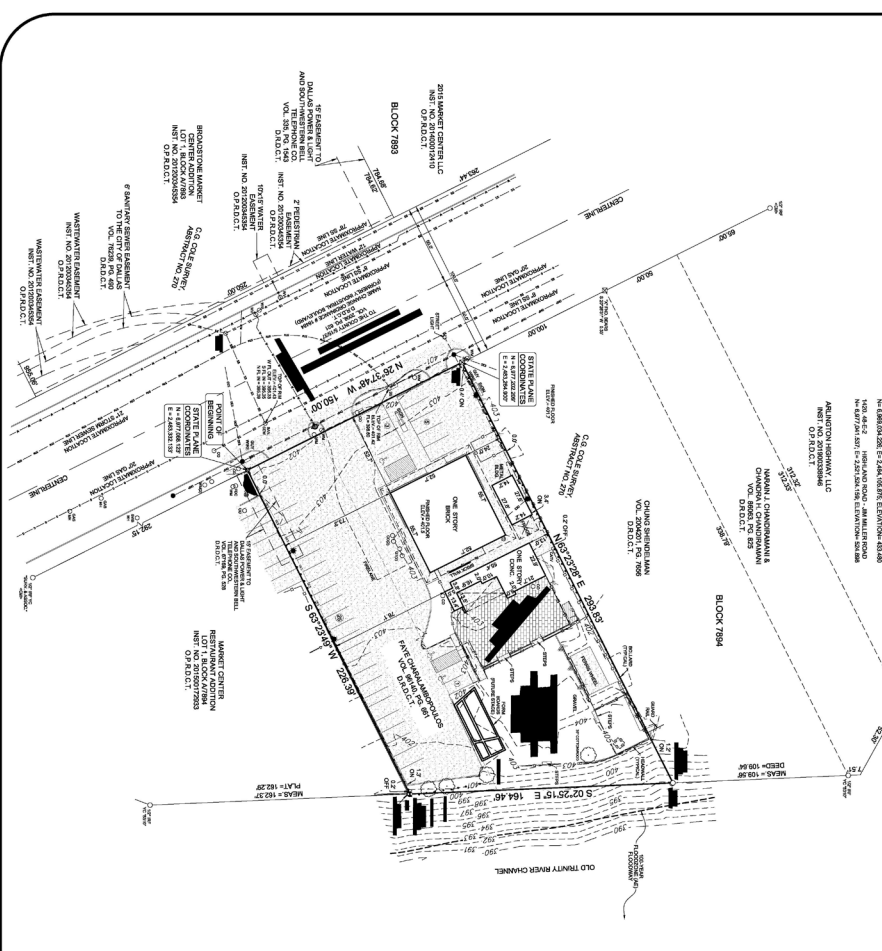
- Area of Request
- Recent History

Case no: S234-096

Date: 4/19/2024



VICINITY MAP - NOT TO SCALE



OWNER'S CERTIFICATE
 I, the undersigned, being the owner of the above described premises, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the premises described herein, and that I have the right to execute this certificate and the instruments referred to herein, and that I have the authority to execute this certificate and the instruments referred to herein, and that I have the authority to execute this certificate and the instruments referred to herein, and that I have the authority to execute this certificate and the instruments referred to herein.

OWNER'S DECLARATION
 I, the undersigned, being the owner of the above described premises, do hereby declare that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the premises described herein, and that I have the right to execute this declaration and the instruments referred to herein, and that I have the authority to execute this declaration and the instruments referred to herein, and that I have the authority to execute this declaration and the instruments referred to herein.

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 473. 946" x 1892" CONCRET
 474. 948" x 1896" CONCRET
 475. 950" x 1900" CONCRET
 476. 952" x 1904" CONCRET
 477. 954" x 1908" CONCRET
 478. 956" x 1912" CONCRET
 479. 958" x 1916" CONCRET
 480. 960" x 1920" CONCRET
 481. 962" x 1924" CONCRET
 482. 964" x 1928" CONCRET
 483. 966" x 1932" CONCRET
 484. 968" x 1936" CONCRET
 485. 970" x 1940" CONCRET
 486. 972" x 1944" CONCRET
 487. 974" x 1948" CONCRET
 488. 976" x 1952" CONCRET
 489. 978" x 1956" CONCRET
 490. 980" x 1960" CONCRET
 491. 982" x 1964" CONCRET
 492. 984" x 1968" CONCRET
 493. 986" x 1972" CONCRET
 494. 988" x 1976" CONCRET
 495. 990" x 1980" CONCRET
 496. 992" x 1984" CONCRET
 497. 994" x 1988" CONCRET
 498. 996" x 1992" CONCRET
 499. 998" x 1996" CONCRET
 500. 1000" x 2000" CONCRET
 501. 1002" x 2004" CONCRET
 502. 1004" x 2008" CONCRET
 503. 1006" x 2012" CONCRET
 504. 1008" x 2016" CONCRET
 505. 1010" x 2020" CONCRET
 506. 1012" x 2024" CONCRET
 507. 1014" x 2028" CONCRET
 508. 1016" x 2032" CONCRET
 509. 1018" x 2036" CONCRET
 510. 1020" x 2040" CONCRET
 511. 1022" x 2044" CONCRET
 512. 1024" x 2048" CONCRET
 513. 1026" x 2052" CONCRET
 514. 1028" x 2056" CONCRET
 515. 1030" x 2060" CONCRET
 516. 1032" x 2064" CONCRET
 517. 1034" x 2068" CONCRET
 518. 1036" x 2072" CONCRET
 519. 1038" x 2076" CONCRET
 520. 1040" x 2080" CONCRET
 521. 1042" x 2084" CONCRET
 522. 1044" x 2088" CONCRET
 523. 1046" x 2092" CONCRET
 524. 1048" x 2096" CONCRET
 525. 1050" x 2100" CONCRET
 526. 1052" x 2104" CONCRET
 527. 1054" x 2108" CONCRET
 528. 1056" x 2112" CONCRET
 529. 1058" x 2116" CONCRET
 530. 1060" x 2120" CONCRET
 531. 1062" x 2124" CONCRET
 532. 1064" x 2128" CONCRET