

CITY PLAN COMMISSION**THURSDAY, JULY 11, 2024****FILE NUMBER:** S234-139**SENIOR PLANNER:** Hema Sharma**LOCATION:** South Boulevard, north of Meadow Street**DATE FILED:** June 13, 2024**ZONING:** PD 595 (MF-2(A) and CC)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.721-acres**APPLICANT/OWNER:** Texas Pouncy Properties, LLC; Texas Keen Finance, LLC

REQUEST: An application replat 0.721-acre tract of land containing portion of Lot 1 and all of Lots 2, 3 and 15 in City Block 1/1349, portion of Lot 1B in City Block 4/1354 and to abandon a portion of an alley to create one lot on property located on South Boulevard, north of Meadow Street.

SUBDIVISION HISTORY:

1. S234-138 is a request west of the present request to replat 1.557-acre tract of land containing portion of Lot 18 and all of Lots 19 through 24 in City Block 2/1348, an abandoned portion of Meadow Street, an abandon portion of Trezevant Street, an abandon portion of South Boulevard, and to dedicate portion of Medill Street; to create one 0.587-acre lot and one 0.803-acre lot on property located South Boulevard, north of Meadow Street. The request is scheduled for City Plan Commission hearing on July 11, 2024.
2. S201-656 is a request southeast of the present request to create a 0.72-acre lot from a tract of land in City Block A/1352 on property located on Pennsylvania Avenue, south of Trunk Avenue. The request was approved on May 20,2021 but has not been recorded.
3. S190-037 was a request south of the present request to replat a 7.245-acre tract of land containing all of City Block 12/1362, a 15-foot abandoned alley, a portion of an abandoned Peabody Avenue, all of the Lots in City Block 15/1371, and a 12-foot abandoned alley to create one lot on property bounded by Meadow Street, Pennsylvania Avenue, Meyers Street, and Martin Luther King Jr. Boulevard. The request was approved on November 21,2019 but has not been recorded.
4. S189-246 was a request southeast of present request to replat a 0.879-acre tract of land containing part of Lots 9 through 14 in City Block 1381 to create one 0.169-acre lot and one 0.710-acre lot on property located on Pennsylvania Avenue, north of Trunk Avenue. The request was approved July 11, 2019 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 595 (MF-2(A)) and CC; 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)

Flood Plain Conditions:

15. 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:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show distances/width across all adjoining right-of-way
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. 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.
20. 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:

21. 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).
22. 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.
23. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

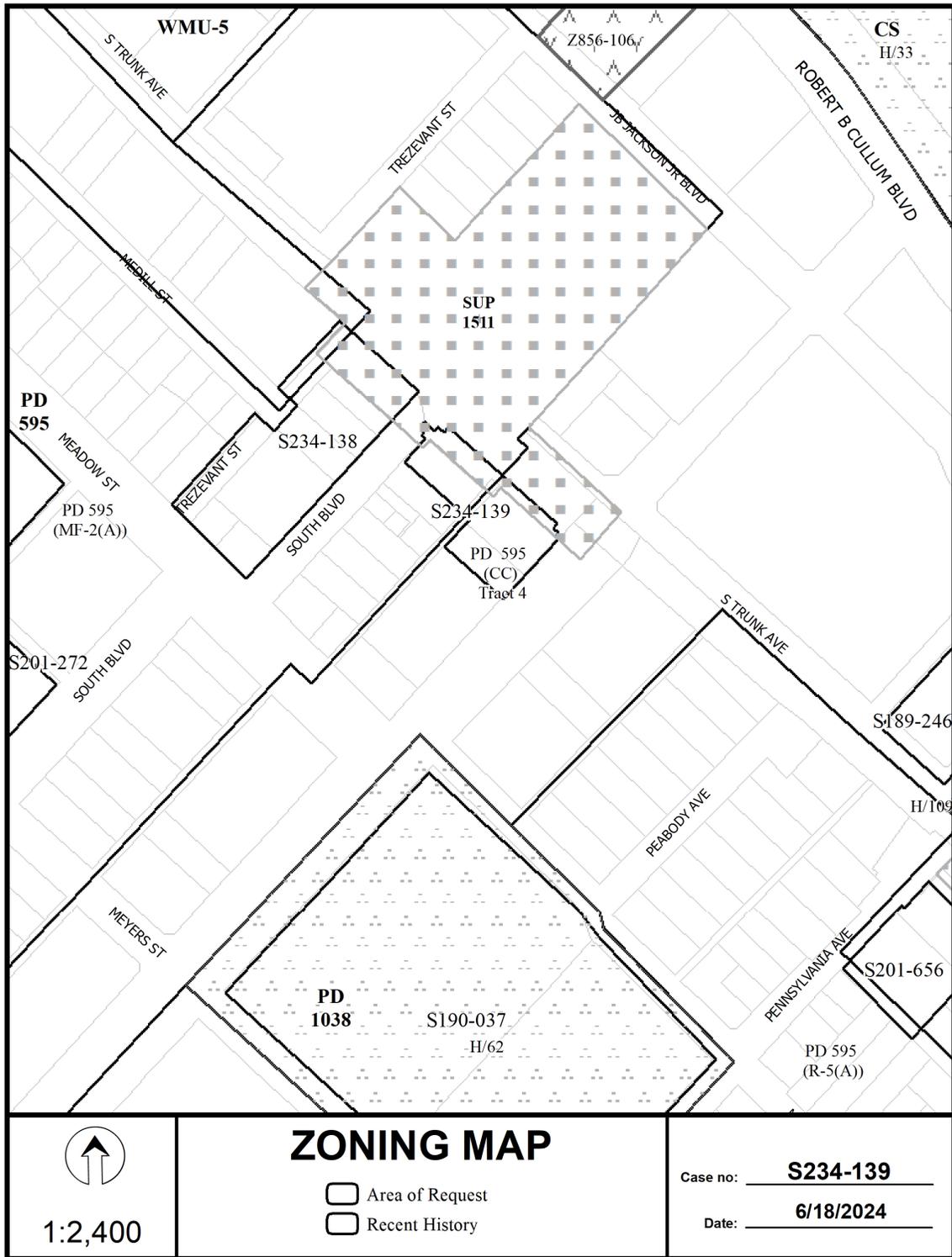
Real Estate/ Street Name / GIS, Lot & Block Conditions:

24. Prior to the final plat, contact Real Estate to discuss encroachment of wrought iron rail into right-of-way on MLK Blvd & gate on Trunk Ave.
25. Prior to the final plat, please show the abandonments on this plat (including Abandoned by City Ord. 27660) as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. Nos. (Cert. ORD No. _____, QCD No. _____). Utility Easements retained.
26. Prior to the final plat, provide to Real Estate Ord. 27660 and Quitclaim Deed for Ord. 27660.

27. Prior to the final plat, change “Trunk Ave” to “Trunk Avenue”.
28. Prior to the final plat, change “Meadow Street (Formerly Atza Street)” to “Meadow Street (FKA Arza Street)”.
29. On the final plat, identify the property as Lot 1A in City Block 1/1349.

Subdivision Conditions:

30. Prior to the final and recordation of plat S234-139, final and record of plat S234-146 is required at the County.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S234-139 </u> Date: <u> 6/18/2024 </u>
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