

CITY PLAN COMMISSION

THURSDAY, DECEMBER 5, 2024

FILE NUMBER: S245-035

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Dawson Street, west of Orlins Street.

DATE FILED: November 7, 2024

ZONING: IM

CITY COUNCIL DISTRICT: 7

SIZE OF REQUEST: 0.344-acres

APPLICANT/OWNER: Armstrong Berger Partners

REQUEST: An application to replat a 0.344-acre tract of land containing all of lots 12 and 13 in City Block 5/862 to create one lot on property located on Dawson Street, west of Orlins Street.

SUBDIVISION HISTORY:

1. S212-048 was a request southwest of the present request to replat a 2.7671-acre tract of land containing part of Lot 1, all of Lots 2 through 8, part of Lot 9, and all of Lot 12B in City Block 6/862 to create one lot on property located between Louise Avenue and Dawson Street, east of Good Latimer Expressway. The request was approved on January 6, 2022 but has not been recorded.
2. S190-171R was a request northeast of the present request to replat a 2.703-acre tract of land containing part of Lot 1 and Lots 5 through 7, all of Lots 2 through 4, and all of Lot 5A in City Block 5/858 to create one lot on property bounded by Dawson Avenue, Jeffries Street, Hickory Avenue, and Malcolm X Boulevard. The request was approved on September 23, 2021 and recorded on April 10, 2023.
3. S190-036 was a request northeast of the present request to replat a 0.457-acre tract of land containing all of Lots 4 and 5 in City Block 4/862 to create one lot on property located on Malcolm X Boulevard at Louise Avenue, south corner. The request was approved November 21, 2019 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the IM Industrial Manufacturing 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/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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Dawson Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).

Survey (SPRG) Conditions:

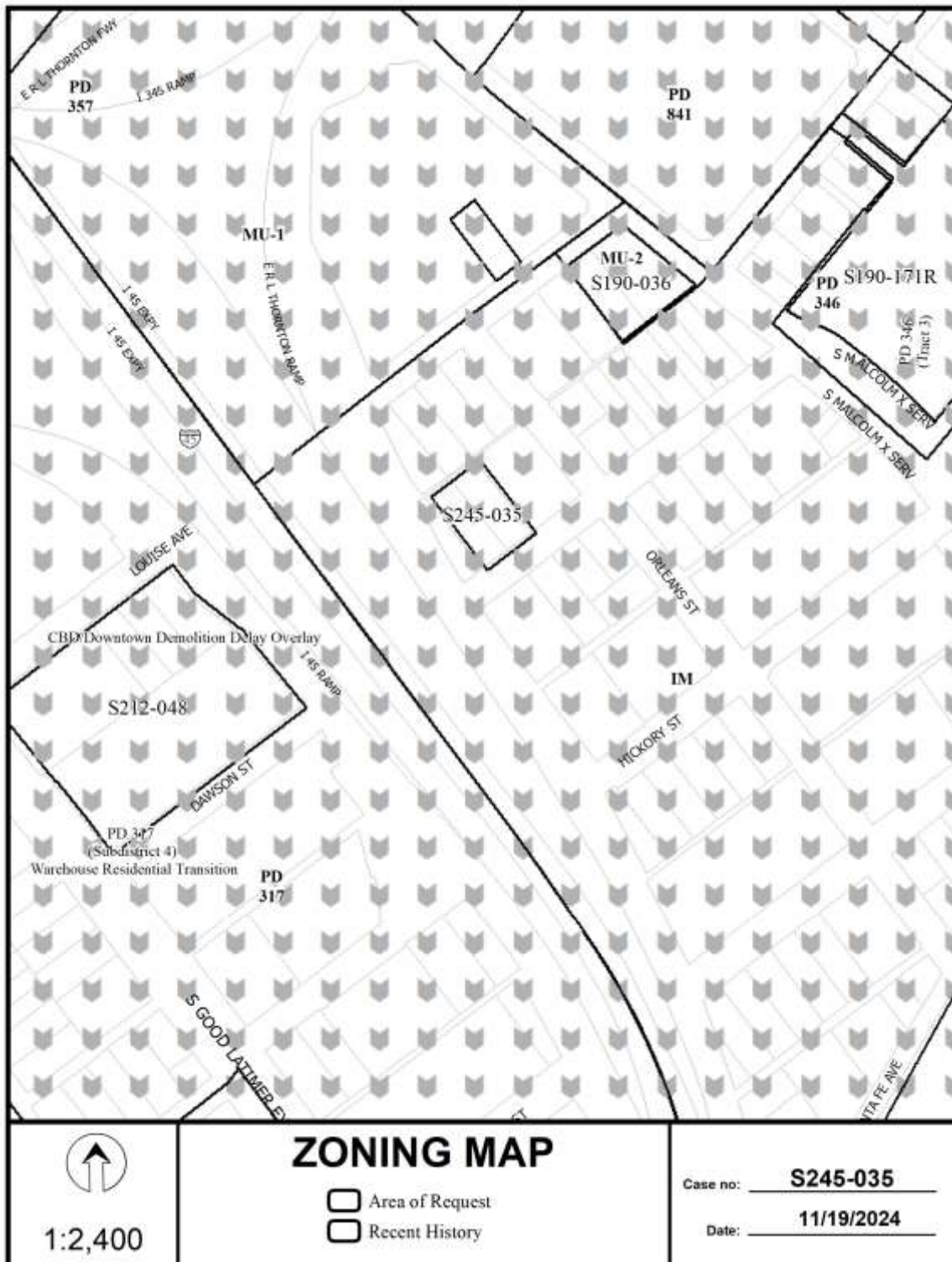
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.

Dallas Water Utilities Conditions:


17. 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).
18. 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.
19. Water 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.

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

20. Prior to final plat, comply with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
21. On the final plat, change "Dawson St." to "Dawson Street". Section 51A-8.403(a)(1)(A)(xii).
22. On the final plat, change "Orleans St." to "Orleans Street". Section 51A-8.403(a)(1)(A)(xii).
23. On the final plat, identify the property as Lot 12A in City Block 5/862.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S245-035 </u> Date: <u> 11/19/2024 </u>
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