

**CITY PLAN COMMISSION****THURSDAY, DECEMBER 07, 2023****FILE NUMBER: S189-185R****SENIOR PLANNER: Hema Sharma****LOCATION: Fitchburg Street, west of Chalk Hill Road****DATE FILED: November 09, 2023****ZONING: IM****CITY COUNCIL DISTRICT: 6****SIZE OF REQUEST: 5.7390-acres****APPLICANT/OWNER: Raymundo and Amalia Prieto**

**REQUEST:** An application to revise a previously approved preliminary plat S189-185 to create one 5.7390-acre lot from a tract of land containing all of Lots 1 through 12 in City Block 11/7195, all of Lots 1 through 6 in City Block 2/7195, a portion of City Block 7193, a portion of abandoned Nettie Street, and an abandoned 20-foot alley on property located on Fitchburg Street, west of Chalk Hill Road.

**SUBDIVISION HISTORY:**

1. S201-535 was a request east of the present request to replat a 35.907-acre tract of land containing all of Lots 1 through 10, part of lots 18 through 22 in City Block 14/7195, and a tract of land in City Block 7194 to create 3 lots ranging in size from 2.216-acres to 16.016-acres on property located at Singleton Boulevard and Riser Street, southwest corner. The request was approved on December 17, 2020 but has not been recorded.
2. S190-073 was a request southwest of the present request to replat a 0.5158-acre tract of land containing all of Lots 7, 8, and 9 in City Block 1/7180 to create one lot on property located on Chalk Hill Road at Few Street, southwest corner. The request was approved on February 6, 2020 and recorded on September 23, 2020.
3. S189-185 was a request at the same location as the present request to replat a 5.739-acre tract of land containing all of Lots 1 through 12 in City Block 11/7195, all of Lots 1 through 6 in City Block 2/7195, a portion of City Block 7193, abandoned Nettie Street, and an abandoned 20-foot alley to create one 2.1235-acre lot and one 3.6155-acre lot on property located on Fitchburg Street, west of Chalk Hill Road. The request was approved on May 16, 2019 but has not been recorded.
4. S189-179 was a request at the same location as the present request to replat a 5.739-acre tract of land containing all of Lots 1 through 12 in City Block 11/7195, all of Lots 1 through 6 in City Block 2/7195, a portion of Block 7193, and abandoned Nettie Street and abandoned 20-foot alley to create one 2.1235-acre lot and one 3.6155-acre lot on property located on Fitchburg Street, west of Chalk Hill Road. The request was withdrawn on April 16, 2019.

**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).

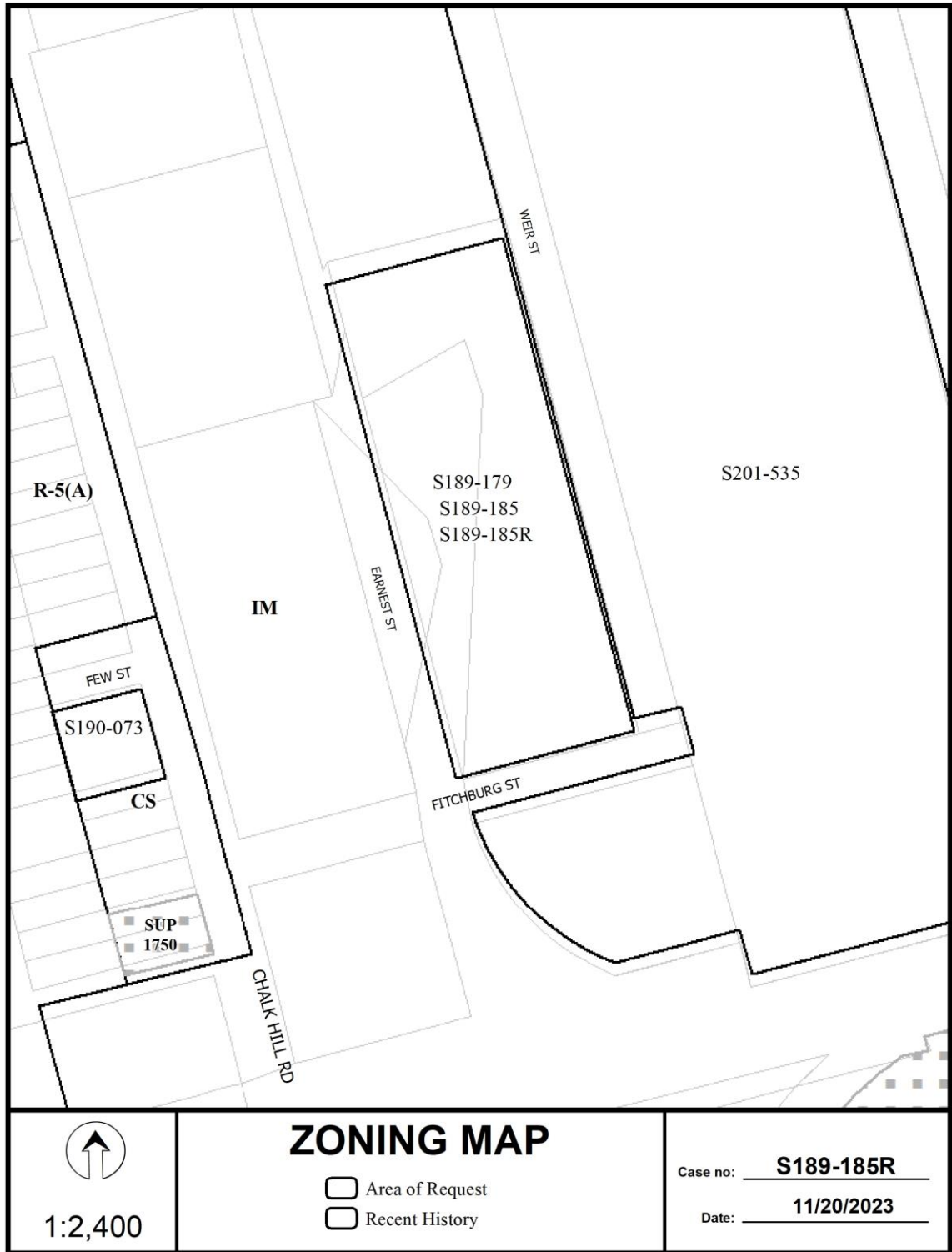
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

**Survey (SPRG) Conditions:**

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

**Real Estate/ GIS, Lot & Block Conditions:**

18. On the final plat, please place a note on the plat ("see note") to reference abandonments noted on the plat as 80' Nettie Street, Alley Abandonment and Eagle Ford Blok 2/7195 and Eagle Ford Block 11/7195 Vol. 18 Pg. 551 changed to annulled and cancelled by Vol. 18 Pg. 551. Please add an additional note in the note section of the plat to reference 80' Nettie Street, Alley Abandonment and Eagle Ford Blok 2/7195 and Eagle Ford Block 11/7195 Vol. 18 Pg. 551 changed to annulled and cancelled by Vol. 18 Pg. 551.
19. On the final plat, please show the utility abandonment on the plat on the plat as follows: Abandonment authorized by Ordinance No. \_\_\_\_\_, recorded as Inst. No. \_\_\_\_\_. Lastly please update ownership to the current property owner on plat.
20. On the final plat, identify the property as Lot 1A in City Block 2/7195. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





1:2,400

### AERIAL MAP

- Area of Request
- Recent History

Case no: S189-185R

Date: 11/20/2023



