

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 5, 2024

FILE NUMBER: S234-175

SENIOR PLANNER: Hema Sharma

LOCATION: Beaumont Street, east of Browder Street

DATE FILED: August 7, 2024

ZONING: PD 317 (Subdistrict 1, Tract 2)

PD LINK: <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20317.pdf>

CITY COUNCIL DISTRICT: 2

SIZE OF REQUEST: 0.3178-acres

APPLICANT/OWNER: Langley Gro. And Seed, LLC, Hageman/Perry House, LLC

REQUEST: An application to replat a 0.3178-acre tract of land containing all of Lots 13 and 14 in City Block B/914 to create one lot on property located on Beaumont Street, east of Browder Street.

SUBDIVISION HISTORY:

1. S223-144 was a request northeast of the present request to replat a 2.915-acre tract of land containing all of Lots 1 through 9 in City Block A/452, and a part of City Block A/752 to create one lot on property located on Ervay Street at Beaumont Street, northwest corner. The request was approved on June 1, 2023 and has not been recorded.
2. S190-078 was a request southwest of the present request to replat a 0.837-acre tract of land containing all of Lots 1 and 2 in City Block E/907 3/4 to create seven lots ranging in size from 2,501 square feet to 38,041square feet on property located on Beaumont Street, between Akard Street and Gould Street. The request was approved February 6, 2020. S190-078 A was recorded on July 28, 2022. S190-078B has not been recorded.
3. S189-093 was a request northwest of the present request to create 4 lots ranging in size from 1,134 square feet to 1,217-square feet from a 0.1132-acre tract of land in City Block A/448 on property located on McKee Street at Browder Street, west corner. The request was approved January 17, 2019. S189-093R was approved January 23, 2020 but has not been recorded.
4. S189-069 was a request north of the present request to replat a 0.737-acre tract of land containing part of Lot 14 and all of Lots 15, 16, 17, and 18 in City Block A/913 to create one lot on property located on Beaumont Street at Browder Street, north corner. The request was approved December 13 and recorded on May 29, 2020.
5. S189-025 was a request northwest of the present request to create 4 lots ranging in size from 0.0275-acre to 0.0294-acre from a 0.1132-acre tract of land in City Block A/448 on property located on McKee Street at Browder Street. The request was withdrawn November 2, 2018

STAFF RECOMMENDATION: The request complies with the requirements of the PD 317 (Subdistrict 1, Tract 2); 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 Browder Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Beaumont Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Browder Street & Beaumont Street. Section 51A 8.602(d)(1)
18. 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)*
19. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Browder Street & the alley. *Section 51A-8.602(e)*

Survey (SPRG) Conditions:

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, add/show Lien Holders Subordination Agreement.

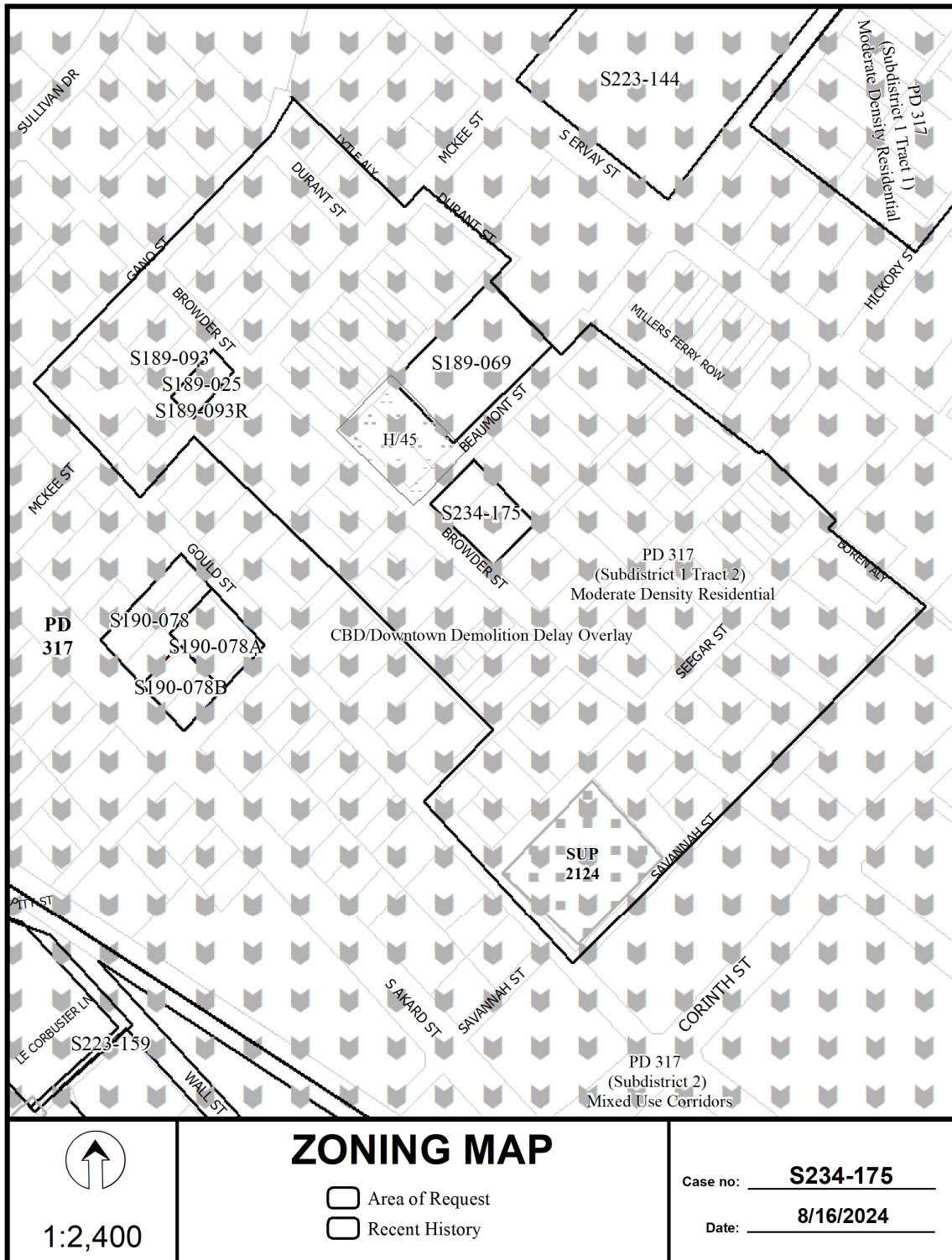
Dallas Water Utilities Conditions:

22. 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).
23. 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.
24. 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.


25. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).
26. Wastewater main downstream is at capacity.

Arborist/ GIS, Lot & Block Conditions:

27. Revised tree survey requested and not received by reply date. Tree Survey approval required prior to plat release.
28. On the final plat, identify the property as Lot 13A in City Block B/914.





 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> S234-175 </u> Date: <u> 8/16/2024 </u>
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