

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 21, 2023****FILE NUMBER:** S223-245**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Ewing Avenue and Jefferson Boulevard, south of Comal Street**DATE FILED:** August 25, 2023**ZONING:** PD 468 (Subdistricts D and E)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20468.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 2.4-acres**APPLICANT/OWNER:** 13 Jefferson, LLC

REQUEST: An application to replat a 2.4-acre lot containing all of Lots 3 through 7, part of Lot 8 in City Block 43/3024 to create one lot on property located between Ewing Avenue and Jefferson Boulevard, south of Comal Street.

SUBDIVISION HISTORY:

1. S212-262 was a request southwest of the present request to replat a 0.8088-acre tract of land containing part of Lot 5 and all of Lot 6 in City Block 55/3036 to create one lot on property located on Lancaster Avenue at Sabine Street, southwest corner. The request was approved on July 21, 2022 but has not been recorded.
2. S212-225 was a request south of the present request to replat a 1.4205-acre tract of land containing all of Lots 1A, 1B, 2, and 3 in City Block 62/3043 to create one lot on property between Fifth Street and Sixth Street, east of Ewing Avenue. The request was approved on June 16, 2022 but has not been recorded.
3. S212-093 was a request north of the present request to replat an 11.345-acre tract of land containing all of City Block 25/3006; all of Lots 1 through 6 in City Block 26/3006; all of Lots 1 through 6, and Lot 10, part of Lots 7 through 9, 11 through 14 in City Block 27/3006; portion of abandoned Altemont Street and Raymond Street and part of abandoned alleys; to create one 3.303-acre lot and one 8.042-acre lot on property located on Colorado Boulevard at Jefferson Boulevard, west of R L Thornton Freeway/ Interstate Highway No. 35E. The request was approved on March 3, 2022 but has not been recorded.
4. S212-091 was a request northeast of the present request to replat a 1.909-acre tract of land containing part of Lot 2, 4, 5, 7, 8, 9, and all of Lots 3 in City Block 34/3015; part of City Block 35/3015; portion of abandoned Raymond Street; and part of an abandoned 15-foot Alley to create one lot on property located on Jefferson Boulevard at Colorado Boulevard, west of R L Thornton Freeway. The request was approved on March 3, 2022 but has not been recorded.
5. S212-038 was a request southwest of the present request to replat a 0.8065-acre tract of land containing all of Lots 3 and 4 in City Block 54/3035 to create one lot on property located on Lancaster Avenue at Sabin Street, southeast corner. The request was approved on December 16, 2021 but has not been recorded.

6. S201-751 was a request south of the present request to replat a 1.1438-acre tract of land containing all of Lot 1B, 2, and 3 in City Block 62/3043 to create one lot on property located on Ewing Avenue, north of Sixth Street. The request was approved on September 23, 2021 and was withdrawn on May 7, 2022.
7. S201-708 was a request southwest of the present request to replat a 0.8781-acre tract of land containing all of Lots 5 and 6 in City Block 62/3402 to create one lot on property located on Sixth Street at Ewing Avenue, northwest corner. The request was approved on August 19, 2021 and recorded on May 22, 2023.

STAFF RECOMMENDATION: The request complies with the requirements of PD 468 (Subdistricts D and E); 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)

Right of Way Requirements:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Sabine Street. Sections 51A-8.602(c), 51A-8.604(c)
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Ewing Avenue & Comal Street. Section 51A 8.602(d)(1).
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 Jefferson Boulevard & Comal 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 with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)
19. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site developments (contact Srinivasa Veeramallu with Traffic Signals). Section 51A-8.606, Section 51A-8.608
20. If the location is within PD 468, then it must comply with Form Districts Article XIII set forth by City Code 51A-13.

Survey (SPRG) Conditions:

21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. Show correct recording information for subject property.

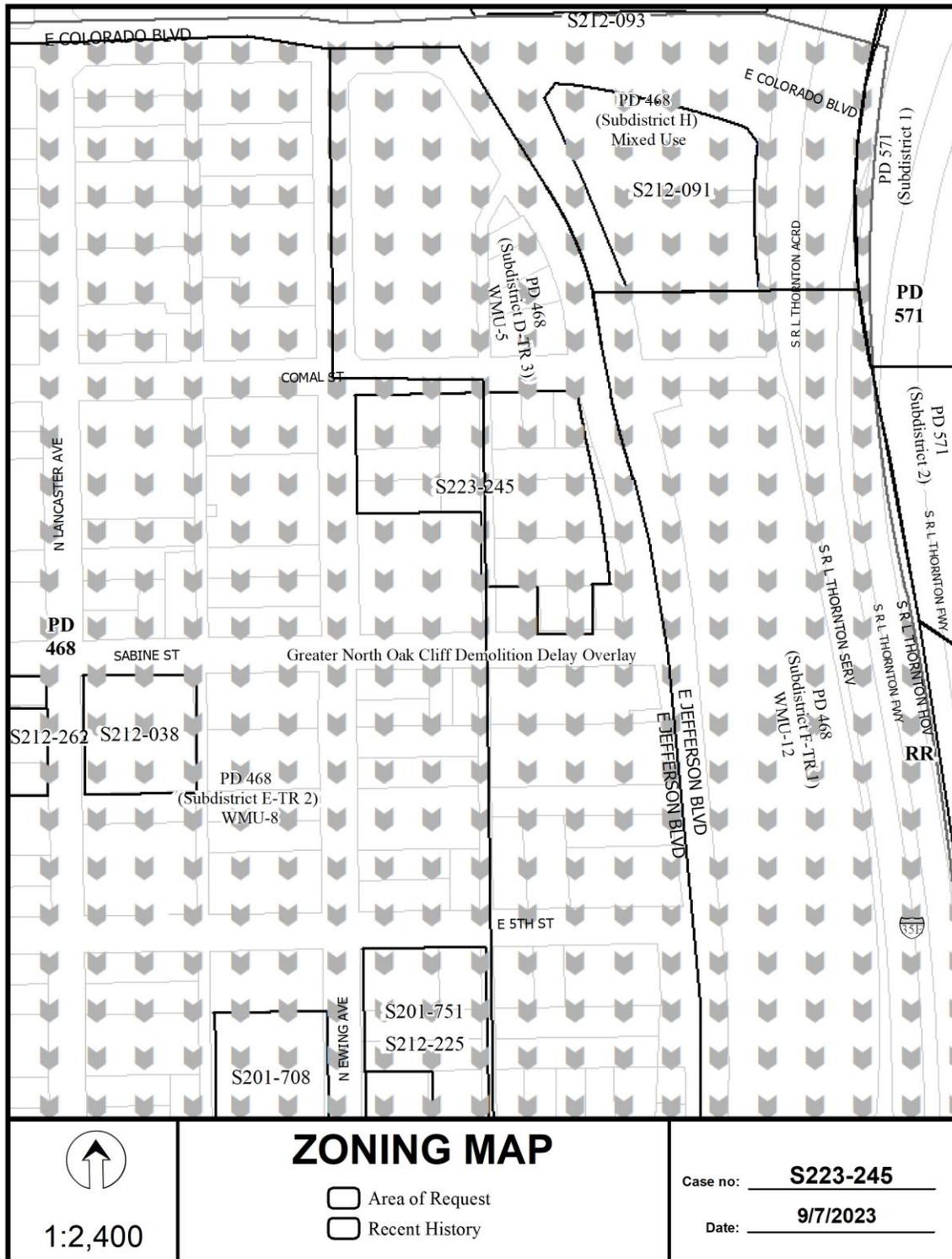
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

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. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
27. Water 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.
28. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

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

29. On the final plat, show the 20 feet alley abandonment as: "Abandonment authorized by Ordinance No._____, recorded as Inst. Nos. (Cert. No._____, QCD No. _____). Utility Easements retained.
30. On the final plat, change "E. Jefferson Blvd" to "Jefferson Boulevard".
31. On the final plat, change "E Ewing Avenue" to "Ewing Avenue".
32. On the final plat, change Comal Street" to "Comal Street (F.K.A. Third Street)".
33. On the final plat, change "Sabine Street" to "Sabine Street (F.K.A. Fourth Street)".
34. On the final plat, identify the property as Lot 3A in City Block 43/3024. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S223-245 </u> Date: <u> 9/7/2023 </u>
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