

CITY PLAN COMMISSION**THURSDAY, OCTOBER 10, 2024****FILE NUMBER:** S234-194**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Beckley Avenue, north of Dallas Fort Worth Turnpike**DATE FILED:** September 12, 2024**ZONING:** IR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 1.2296-acres**APPLICANT/OWNER:** The Arthur Clay Development Group, N Beckley Ave Project, LLC,**REQUEST:** An application to replat a 1.2296-acre tract of land containing all Lots A through E in City Block 1/3405 and part of City Block 3405 to create one lot on property located on Beckley Avenue, north of Dallas Fort Worth Turnpike.**SUBDIVISION HISTORY:**

1. S212-335 was a request northwest of the present request to replat a 0.746-acre tract of land containing all of Lots 1 and 2 in City Block 4/6810, part of City Block 4/6810, and an abandoned alley to create a 24-lot shared access development ranging in size from 654 square feet to 1,557 square feet and 2 common areas on property located on Wink Street, east of Langford Street. The request was approved on October 6, 2022, but has not been recorded.
2. S212-325 was a request northwest of the present request to replat a 0.746-acre tract of land containing all of Lots 1 and 2 in City Block 4/6810, part of City Block 4/6810, and an abandoned alley to create a 24-lot shared access development ranging in size from 654 square feet to 1,133 square feet and 2 common areas on property located on Wink Street, east of Langford Street. The request was withdrawn September 2, 2022.
3. S201-701 was a request west of the present request to replat a 1.6057-acre tract of land containing all of Lots 1 through 5, and part of Lot 6 in City Block A/6808 and tract of land in City Block 6809 to create one lot on property located between Beatrice Street and Beckley Avenue, north of Yorktown Street. The request was approved on August 5, 2021, but has not been recorded.
4. S201-700 is a request southwest of the present request to replat a 0.8609-acre tract of land containing all of Lots 1 through 5, and part of Lot 6 in City Block F/6808 to create one lot on property between Beatrice Street and Beckley Avenue, south of Yorktown Street. The request was approved on August 5, 2021, but has not been recorded.
5. S201-602 was a request north of the present request to replat a 2.0238-acre tract of land containing all of Lot 1 in City Block 3404 and all of City Block 3404 to create one lot on property located on Beckley Avenue, south of Commerce Street. The request was approved on March 25, 2021, and recorded on June 26, 2024.

STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial/Research 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. Must coordinate with DWU Floodplain Management regarding the proximity to Levee toe.

Flood Plain Conditions:

16. On Location is in the Charlie Sump (WSE)=403'. All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by DWU Floodplain Management Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat.

Survey (SPRG) Conditions:

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

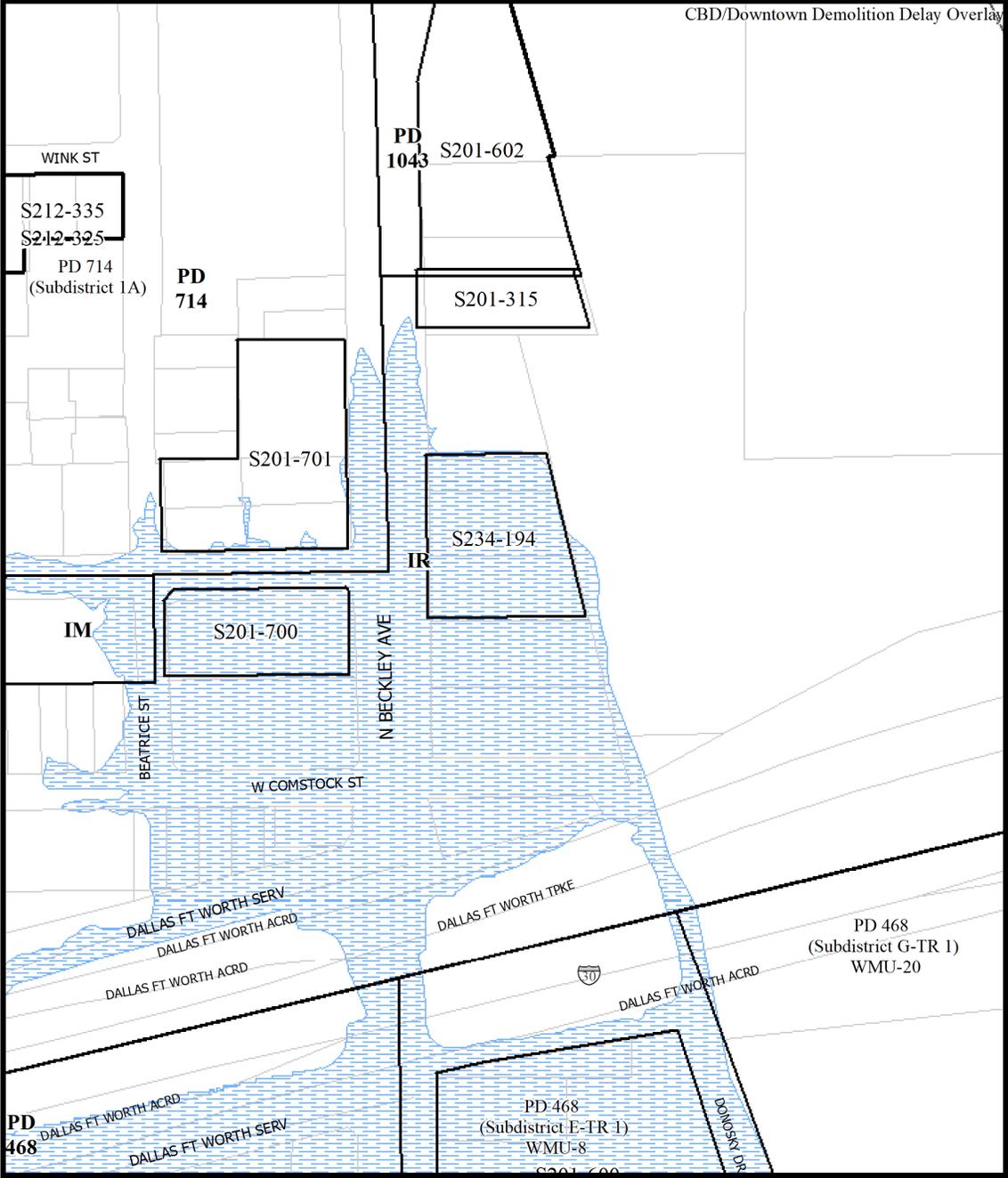
Dallas Water Utilities Conditions:

20. 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).
21. 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.
22. Water and Wastewater 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.

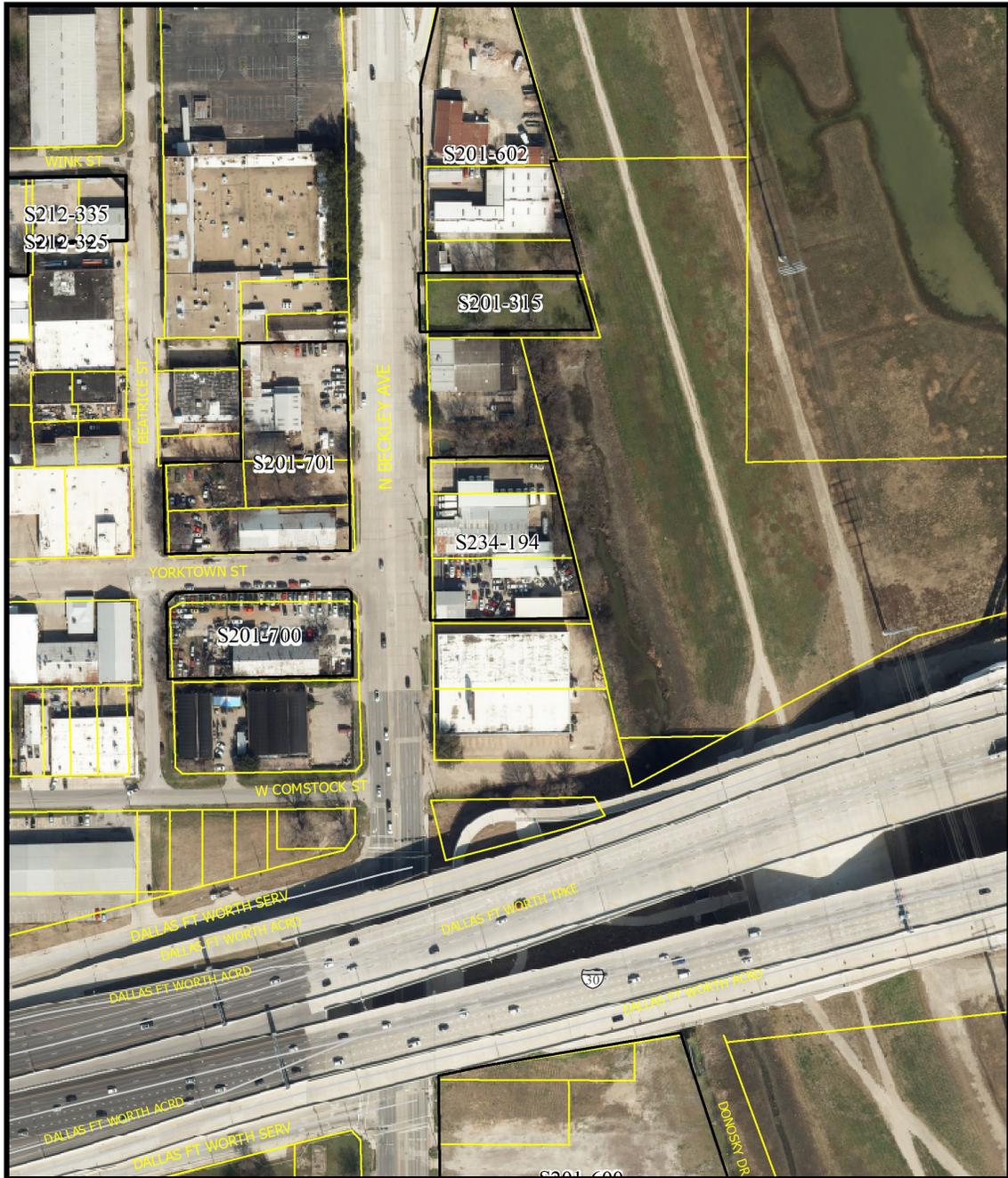
Street Name/ GIS, Lot & Block Conditions:

23. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.

24. On the final plat, change “Yorktown Street” to “Yorktown Street (FKA Young Street)”. Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat, identify the property as Lot 1 in City Block A/3405.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: S234-194 Date: 9/18/2024
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 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> S234-194 </u> Date: <u> 9/18/2024 </u>
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