

**CITY PLAN COMMISSION****THURSDAY, FEBRUARY 15, 2024****FILE NUMBER:** S234-046**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Malcolm X Boulevard at Elsie Faye Heggins Street, northeast corner**DATE FILED:** January 17, 2024**ZONING:** PD 595 (R-5(A))**PD LINK:** [Microsoft Word - ARTICLE 595 \(dallascityhall.com\)](#)**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 21.933-acres**APPLICANT/OWNER:** Dallas Independent School District

**REQUEST:** An application to replat a 21.933-acre tract of land containing part of Lots 1 and 24, all of Lots 2 through 23 in City Block A/2239, part of Lots 1 and 24, all of Lots 2 through 23 in City Block B/2240, part of Lot 1 and all of Lots 2 through 12 in City Block C/2241, all of Lots 1 through 16 in City Block H/2242 to create one lot on property located on Malcolm X Boulevard at Elsie Faye Heggins Street, northeast corner.

**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.

**PROPERTY OWNER NOTIFICATION:** On January 30, 2024, 82 notices were sent to property owners within 200 feet of the proposed plat boundary.

**STAFF RECOMMENDATION:** Section 51A-8.503 states that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets."

The request is to plat a property that has been utilized as an Institutional use (School). It is a policy of the city that institutional use generally requires greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with requirements PD 595 (R-5(A)); 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 a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Elsie Faye Heggins Street and Malcolm X Boulevard. Section 51A 8.602(d)(1)
16. 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)*

17. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development. (Contact Srinivasa Veeramallu with Traffic Signals) *Section 51A-8.606, 51A-8.608*

**Flood Plain Conditions:**

18. On the final plat, determine the 100-year water surface elevation across this addition.
19. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*
20. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*
21. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
22. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
23. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

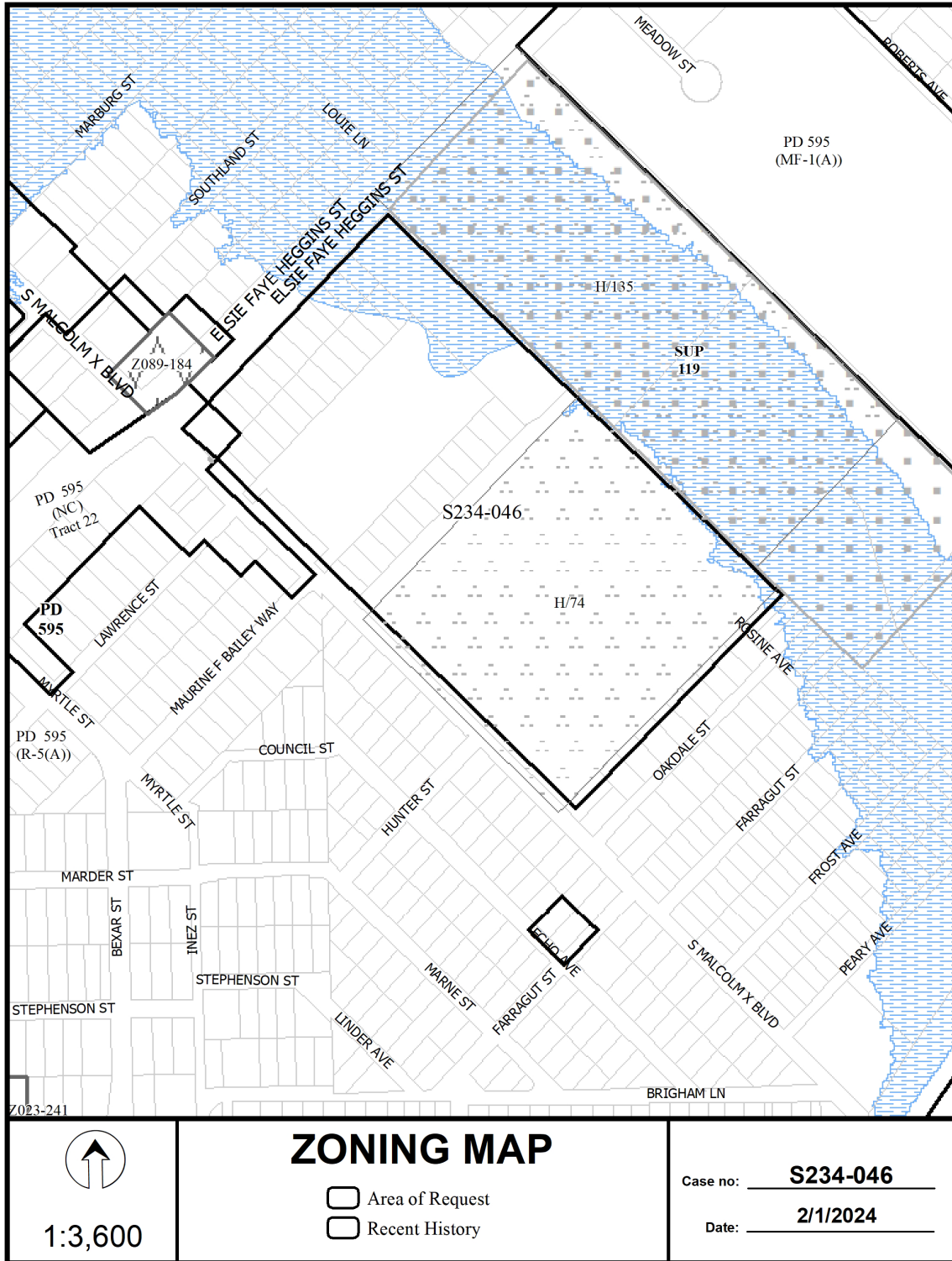
25. Prior to final plat, submit a completed final plat checklist and all supporting documents.
26. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*
27. On the final plat, show recording information on all existing easements within 150 feet of the property.
28. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
29. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

**Dallas Water Utilities Conditions:**


30. 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.

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

31. Confirm fence shown on Malcolm X Boulevard is not encroaching in right-of-way. If the fence is encroaching in right-of-way, provide written confirmation and pictures that the fence has been removed or relocated to Owner's property.
32. On the final plat, show the abandonment as: "Abandonment authorized by Ordinance No.\_\_\_\_\_, recorded as Inst. Nos. (Cert. ORD No.\_\_\_\_\_, QCD No.\_\_\_\_\_)". Utility Easements retained.
33. On the final plat, change "Malcom X Boulevard (FKA Oakland Avenue)" to "Malcolm X Boulevard (FKA Oakland Avenue)".
34. Provide documentation for "FKA Rosalee Street".
35. On the final plat, change "Rosine Ave" to "Rosine Avenue".
36. On the final plat, change "Elsie Faye Higgins Stret (FKA Hatcher Street FKA Marshall Avenue)" to "Elsie Faye Heggins Street (FKA Hatcher Street)".
37. Provide documentation for "FKA Marshall Avenue".
38. On the final plat, change "Elsie Faye Higgins Street (FKA Lomas Street)" to "Elsie Faye Heggins Street (FKA Lomas Street FKA Hatcher Stret)".
39. On the final plat, identify the property as Lot 2 in City Block C/7937.





 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S234-046</b>          </u> Date: <u>          <b>2/1/2024</b>          </u>
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 <b>1:4,800</b>	<b>NOTIFICATION</b>		Case no: <b>S234-046</b>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">82</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>2/1/2024</b>	

## *Notification List of Property Owners*

**S234-046**

**82 Property Owners Notified**

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	2808 ELSIE FAYE HEGGINS ST	Dallas ISD
2	5124 S MALCOLM X BLVD	SPISOL LLC
3	2815 OAKDALE ST	ALLEN BRIAN
4	2817 OAKDALE ST	PRICE ANTOINE SR
5	2827 OAKDALE ST	Taxpayer at
6	2829 OAKDALE ST	RCGA LLC
7	2835 OAKDALE ST	HARRIS JUANITA
8	2837 OAKDALE ST	ANDERSON FRANCIS MAE
9	2839 OAKDALE ST	BUSBY JOHNNIE FAYE
10	4922 ECHO AVE	SAFNA REALTY LLC
11	2845 OAKDALE ST	3018 ROCHESTER LLC
12	5118 ROSINE AVE	RENTERIA MANUEL
13	2923 ELSIE FAYE HEGGINS ST	ALEXANDER ERVIN JAMES &
14	2919 ELSIE FAYE HEGGINS ST	WILLIS PORSCHA NICHOLE &
15	2913 ELSIE FAYE HEGGINS ST	ALVAREZ EPIFANIO &
16	2909 ELSIE FAYE HEGGINS ST	VELASQUEZ TRINIDAD MORALES &
17	2903 ELSIE FAYE HEGGINS ST	STADIA HOMES LLC
18	2837 ELSIE FAYE HEGGINS ST	LISTER BETTY JO
19	2833 ELSIE FAYE HEGGINS ST	ABDULKHAALIQ ANWAR
20	2827 ELSIE FAYE HEGGINS ST	DESOTO REAL ESTATE RESOURCES LLC
21	2823 ELSIE FAYE HEGGINS ST	RNL BELLA LLC
22	2819 ELSIE FAYE HEGGINS ST	AKHTAR SYED M
23	4614 S MALCOLM X BLVD	JINTEC REAL ESTATE LLC
24	2743 ELSIE FAYE HEGGINS ST	MCELROY JOSEPH
25	4719 S MALCOLM X BLVD	KIDANE TEFAMARIAM
26	2738 ELSIE FAYE HEGGINS ST	KIDANE TEFAMARIAM G



01/24/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4715 S MALCOLM X BLVD	WALKER GARY L &
28	2739 LAWRENCE ST	RIVAS HERMES A & MARIA
29	4721 S MALCOLM X BLVD	MCGRIFF CHARLES
30	4803 S MALCOLM X BLVD	TOPLETZ INVESTMENTS
31	2742 LAWRENCE ST	GONZALES TOMAS & CATALINA RODRIGUEZ
32	2738 LAWRENCE ST	THOMAS KEVIN
33	2739 MAURINE F BAILEY WAY	BANKS RANDY
34	2743 MAURINE F BAILEY WAY	DAVIS ERNEST
35	4817 S MALCOLM X BLVD	WCP RETIREMENT PLAN
36	2742 MAURINE F BAILEY WAY	PLEASANT STANLEY SR
37	2738 MAURINE F BAILEY WAY	JACKSON WILLIAM & JOYCE
38	2746 MAURINE F BAILEY WAY	BRADFORD CHRISTOPHER
39	2729 COUNCIL ST	ROBINSON BYRDESTA
40	5003 S MALCOLM X BLVD	MARIN JULIO FLOREZ
41	5011 S MALCOLM X BLVD	JAIMES ROLANDO &
42	5015 S MALCOLM X BLVD	BROWN JOYCE MARIE
43	5019 S MALCOLM X BLVD	DAVIS SAMUEL ANTHONY
44	5027 S MALCOLM X BLVD	ELBASIONY REHAM
45	4934 ECHO AVE	JMD HOLDINGS LLC
46	4926 ECHO AVE	MORALES MANUEL RODRIGUEZ &
47	5103 S MALCOLM X BLVD	PLINDSEY PROPERTIES LLC
48	5107 S MALCOLM X BLVD	BAKER RICKY &
49	5111 S MALCOLM X BLVD	COLEMAN JONATHAN &
50	5113 S MALCOLM X BLVD	RENDON EZEQUIEL ROCHA &
51	5119 S MALCOLM X BLVD	WOLFORD KARNITA RENEE
52	5123 S MALCOLM X BLVD	LED RETROFIT BULBS
53	5125 S MALCOLM X BLVD	DUNN JACK O
54	5131 S MALCOLM X BLVD	HAYES PERVIS W EST OF
55	5135 S MALCOLM X BLVD	ROBERTSON MILDRED
56	5139 S MALCOLM X BLVD	WHITE ANDREA
57	5028 ECHO AVE	PORCHIA MALVIN EARL SR &

01/24/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5026 ECHO AVE	PICKENS SHARON
59	5022 ECHO AVE	TEFFERA BINIAM
60	5018 ECHO AVE	DALLAS CITY OF COUNTY OF
61	5014 ECHO AVE	UNDERWOOD WANDA
62	5010 ECHO AVE	FLOYD CARL D
63	5006 ECHO AVE	CAMACHO DOMINGO ROCHA &
64	5002 ECHO AVE	OTA ENTERPRISES LLC
65	5126 S MALCOLM X BLVD	GIRON WALTER M
66	5134 S MALCOLM X BLVD	SAFNA REALTY LLC
67	5138 S MALCOLM X BLVD	STEEN TRACY
68	2814 OAKDALE ST	LUNA JOSE RAUL ISLAS
69	2816 OAKDALE ST	VAUGHN CHESTER
70	2818 OAKDALE ST	CAVADIAN PROPERTIES LLC
71	2830 OAKDALE ST	QUIROZ JAVIER &
72	2834 OAKDALE ST	MIRAMAR MCB DFW SFR I LP
73	2838 OAKDALE ST	Taxpayer at
74	2840 OAKDALE ST	SALDANA ANDREA C
75	2842 OAKDALE ST	CRUZ GUSTAVO MARTINEZ
76	2844 OAKDALE ST	STM HOLD CO 2 LLC
77	5120 ROSINE AVE	WHITAKER DAN
78	5124 ROSINE AVE	HARRIS DOUGLAS &
79	5130 ROSINE AVE	MBOGO DEDAN H
80	5132 ROSINE AVE	JONES LEROY
81	2900 ELSIE FAYE HEGGINS ST	WOODLAND CEMETERY
82	5000 CASON ST	HILL GROVE CEMETERY



OWNER'S CERTIFICATE

STATE OF TEXAS

WHEREAS, Dallas Independent School District is the owner of a certain area of land situated in the City of Dallas, Texas, and as shown on the plat of said area...

OWNER'S DECLARATION

I, the undersigned, being duly qualified to execute this instrument, do hereby certify that the facts stated herein are true and correct...

STATE OF TEXAS

WHEREAS, the undersigned, being duly qualified to execute this instrument, do hereby certify that the facts stated herein are true and correct...

OWNER'S STATEMENT

I, the undersigned, being duly qualified to execute this instrument, do hereby certify that the facts stated herein are true and correct...

STATE OF TEXAS

WHEREAS, the undersigned, being duly qualified to execute this instrument, do hereby certify that the facts stated herein are true and correct...

PLACE COUNTY RECORDING LABEL HERE

PRELIMINARY PLAT LINCOLN HIGH SCHOOL LOT 1, BLOCK 4437

THOMAS LADLOW SURVEY, ABSTRACT NO. 759 CITY OF DALLAS, DALLAS COUNTY, TEXAS ENGINEERING NUMBER DP-23-

CONWAY 8400 Central Expressway, 10th Floor Dallas, Texas 75201

ENGINEERS & ARCHITECTS, INC. 2100 Markland Boulevard, Suite 200 Dallas, Texas 75214