

LOCATION: Upton Street at Viola Street, southwest corner

DATE FILED: September 12, 2024

ZONING: MU-2

CITY COUNCIL DISTRICT: 4

SIZE OF REQUEST: 0.5141-acres

APPLICANT/OWNER: 935 Clarendon, LLC

REQUEST: An application to replat a 0.5141-acre tract of land containing part of Lot 9,10, 11, 12, and all of Lot 13 in City Block B/3114 to create one lot on property located on Upton Street at Viola Street, southwest corner.

SUBDIVISION HISTORY:

1. S234-018 was a request northeast of the present request to to replat a 0.413-acre tract of land containing all of Lot 13 and part of Lots 14 through 16 in City Block D/3114 to create one lot on property located on Viola Street at Clarendon Drive, west of Fleming Avenue. The request was approved on December 7, 2023 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the MU-2 Mixed Use District 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/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 Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Viola 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 Upton 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 Viola Street and Upton Street. Section 51A 8.602(d)(1)
18. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at Viola Street. *Section 51A-8.602(e)*
19. 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). *51A-8.606, 51A-8.608*

20. Construct full width of the public alley requirements along the west edge of the proposed plat per the City of Dallas standards 51A8.603(a) based on specifications and details from the Street Design Manual (Min 10 feet wide), including street lighting.

Survey (SPRG) Conditions:

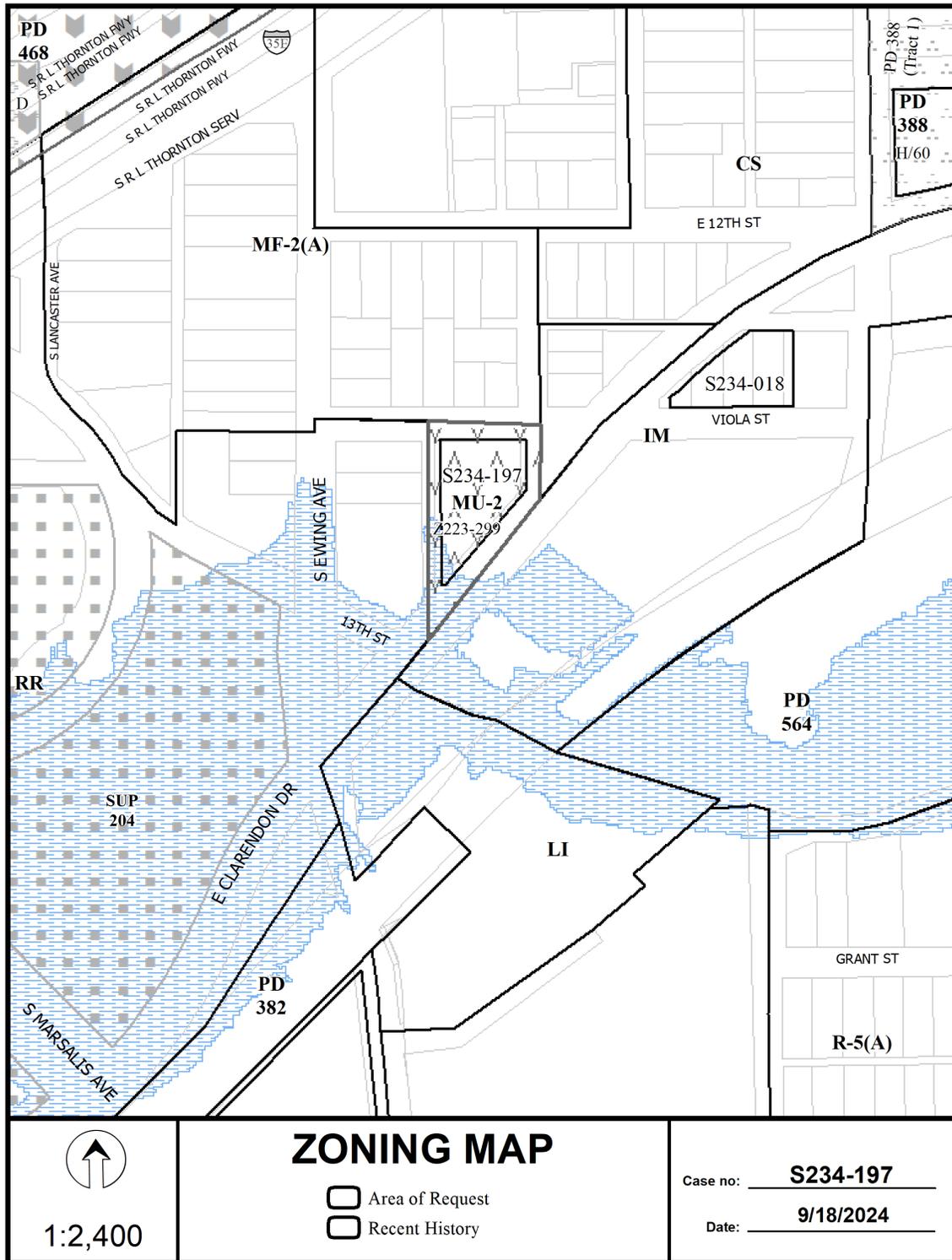
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with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

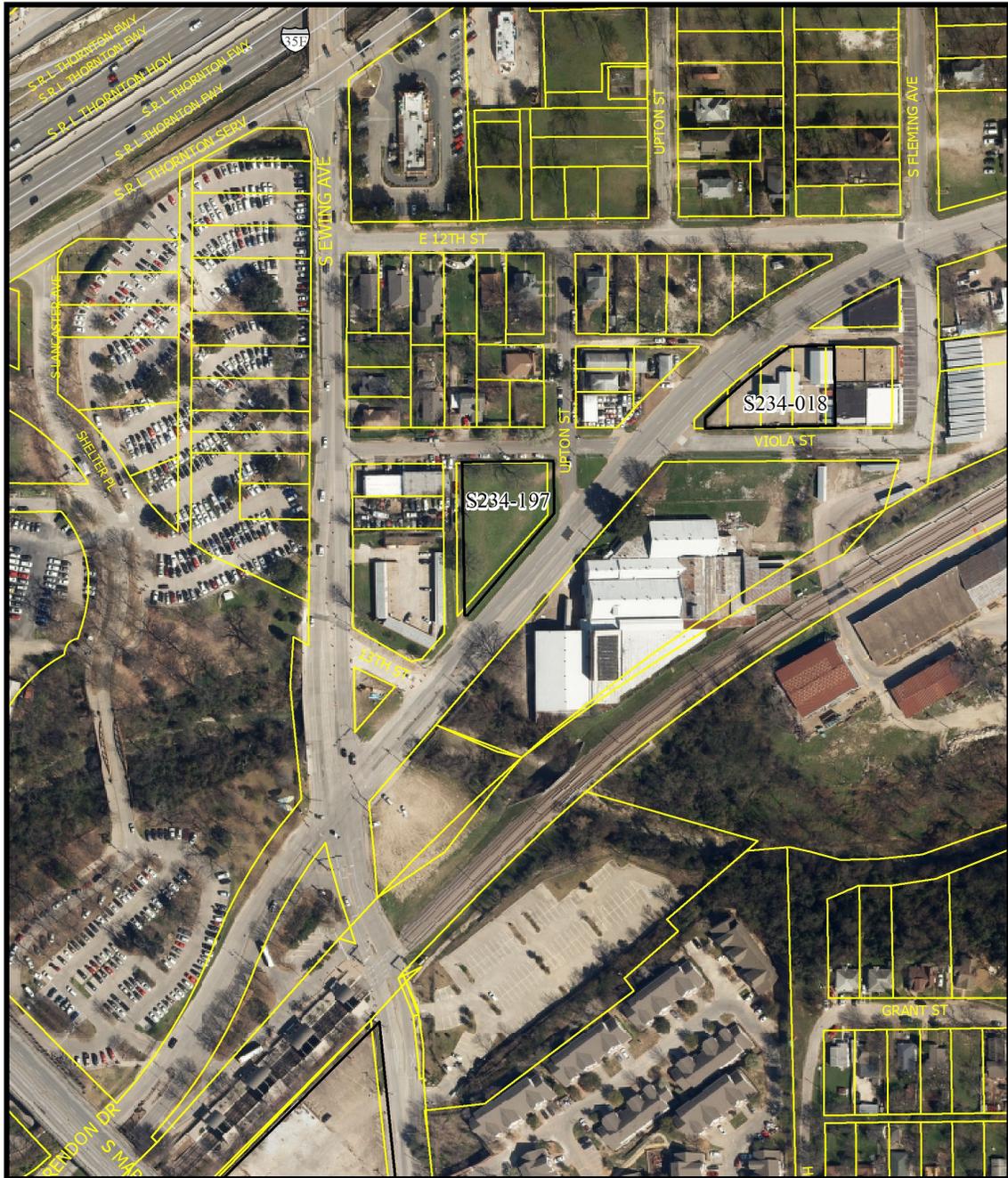
Dallas Water Utilities Conditions:

24. 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.

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

25. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
26. Prior to the final plat, please remove the fence encroaching the public right-of-way as well as any encroachments that impede the alley. Please contact Real Estate with photo and written evidence.
27. On the final plat, change "E. Clarendon Drive" to "Clarendon Drive". Section 51A-8.403(a)(1)(A)(xii).
28. On the final plat, change "Upton Street" to "Upton Street (FKA Pecan Street)". Section 51A-8.403(a)(1)(A)(xii).
29. On the final plat, identify the property as Lot 9A in City Block B/3114.





 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> S234-197 </u> Date: <u> 9/18/2024 </u>
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