

LOCATION: Griffin Street at Browder Street, northeast corner

DATE FILED: May 08, 2024

ZONING: PD 317 (Subdistrict 3)

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

CITY COUNCIL DISTRICT: 2

SIZE OF REQUEST: 1.558 -acres

APPLICANT/OWNER: Cedars Griffin Holdings, LP

REQUEST: An application to replat a 1.558-acre tract of land containing part of Lots 3 through 7, all of Lots 8 through 13 in City Block 15/92 to create one lot on property located on Griffin Street at Browder Street, northeast corner.

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

STAFF RECOMMENDATION: The request complies with the requirements of the PD 317 (Subdistrict 3); 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 a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Griffin Street (FKA Pocahontas Street) & Browder Street. Section 51A 8.602(d)(1)
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 Griffin Street (FKA St. Louis Street) & Browder Street. Section 51A 8.602(d)(1)
17. 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)*
18. TxDOT approval may be required for any driveway modification or new access point(s).
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*

Survey (SPRG) Conditions:

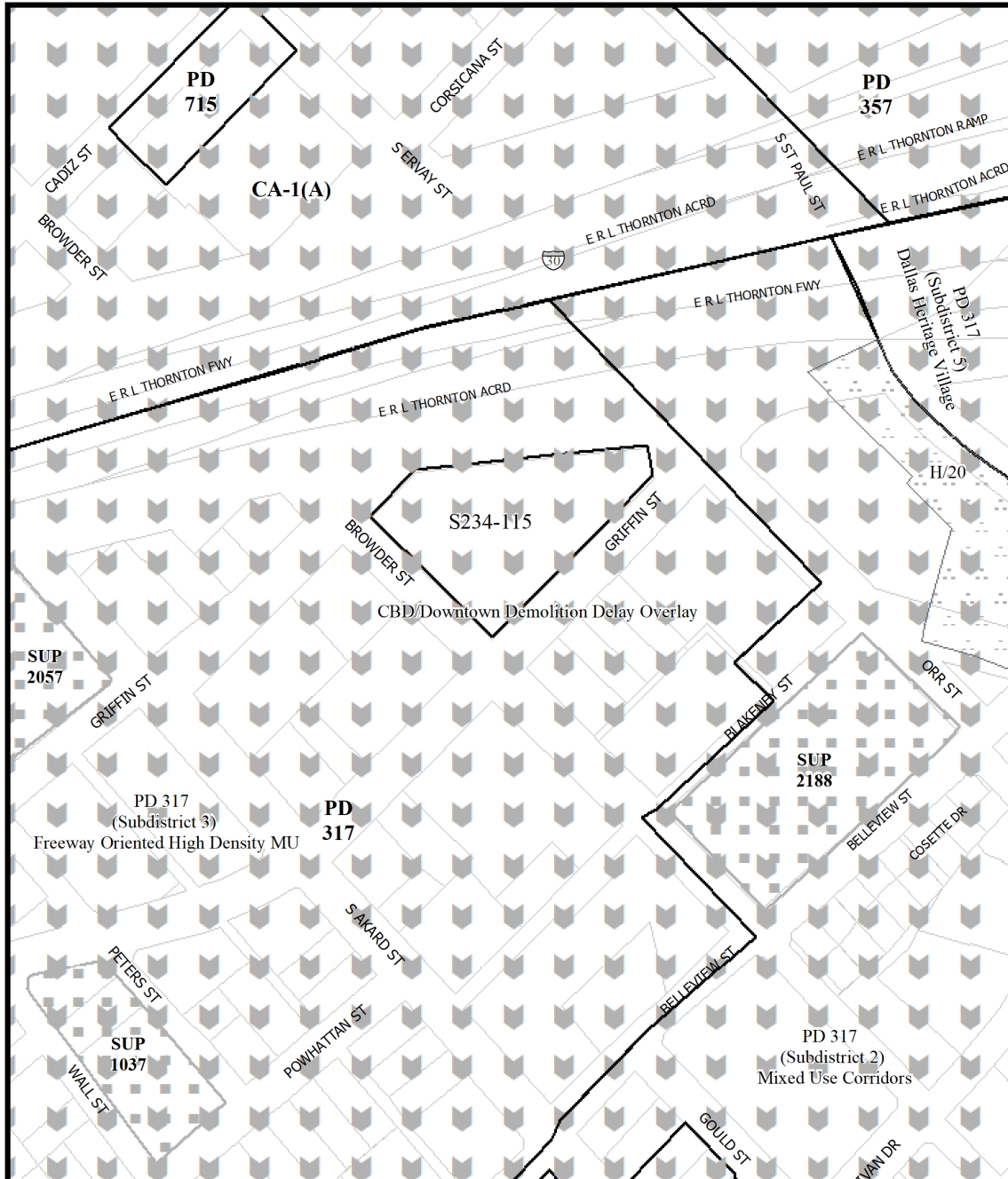
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, add/show Lien Holders Subordination Agreement.
22. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.

Dallas Water Utilities Conditions:

23. 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).
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.
25. 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.
26. 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).

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

27. Prior to the final plat, remove the chain link fence encroachment in right-of-way. Show the abandonment as: "Abandonment authorized by Ordinance No._____, recorded as Inst. Nos. (Cert. ORD No._____, QCD No._____.) Utility Easements retained."
28. On the final plat, change "Griffin Street West" to "Griffin Street (FKA St. Louis Street)"
29. On the final plat, change "Griffin Street East" to "Griffin Street (FKA Pocahontas Street)"
30. On the final plat, change "Interstate Highway 30 (East R.L. Thornton Freeway)" to "R. L. Thornton Freeway/Interstate Highway No. 30".
31. On the final plat, identify the property as Lot 3A in City Block 15/92.



1:2,400

ZONING MAP

- Area of Request
- Recent History

Case no: **S234-115**

Date: **5/22/2024**



1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: **S234-115**

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