

CITY PLAN COMMISSION**THURSDAY, JANUARY 18, 2024****FILE NUMBER:** S223-164R**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Corinth Street, north of Wall Street**DATE FILED:** December 21, 2023**ZONING:** PD 317 (Subdistrict 3B, Tract 1)**PD LINK:** [Article 317.pdf \(dallascityhall.com\)](https://www.dallascityhall.com/Article/317)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 1.3609-acres**APPLICANT/OWNER:** Upper Room Dallas- Peter Slover

REQUEST: An application to create one 0.2755-acre lot and one 1.0854-acre lot from a 1.3609-acre tract of land in City Block A/902 on property located on Corinth Street, north of Wall Street.

SUBDIVISION HISTORY:

1. S223-164 was a request at the same location as the present request to create one 1.3609-acre lot from a tract of land in City Block A/902 on property located on Corinth Street, north of Wall Street. The request was approved on June 15, 2023, but has not been recorded.
2. S223-159 was a request located northwest of the present request to replat a 3.6542-acre tract of land containing all of Lots 1 through 7 and all of Lots 21 through 28 in City Block 1090 and a tract of land in City Block 1090 and a tract of land in City Block 1094 and an abandoned portion of Beaumont Street to create one lot on property located on McKee Street at Cockrell Avenue, east corner. The request was approved on June 15, 2023, but has not been recorded.
3. S223-134 was a request at the same location as the present request to create one 1.361-acre lot from a tract of land in City Block A/902 on property located on Wall Street at Corinth Street, northwest corner. The request was withdrawn on May 11, 2023.
4. S223-072 was a request southeast of the present request to replat a 4.708-acre tract of land containing all of Lots 1 through 10 in City Block H/888, tract of land in City Block H/888 and an abandoned portion on of Alma Street to create one lot on property located on Botham Jean Boulevard, east of Parker Street. The request was approved on March 2, 2023, but has not been recorded.
5. S223-071 was a request southeast of the present request to replat a 2.528-acre tract of land containing all of Lots 1, 2, 6, and 3A in City Block G/889 to create one lot on property located on Botham Jean Boulevard, between Corinth Street and Parker Street. The request was approved on March 2, 2023 but has not been recorded.

6. S212-196 was a request west of the present request to create one 1.2328-acre lot from a tract of land in City Block 1094 on property located on Wall Street, north of Botham Jean Boulevard. The request was approved on May 19, 2022, but has not been recorded.
7. S212-116 was a request southwest of the present request to replat a 38.559-acre tract of land containing all of Block 1084, all of Lots 1-9, Block A/1091, all of Lots 1-24, Block B/1091, all of Block Q/1094-1/2, all of Block 1095, all of Lots 1-13, Block P/1096-1/2, a portion of Lots 1-6, and all of Lots 7-12, Block R/1097, a portion of LOT 1, and all of Lots 2-4, Block N/1099, a portion of Lot 1, and all of Lots 2-5, Block O/1099, all of Lot 1, and part of Lot 2, Block J/1100, all of Lot 1 and a part of Lot 2, Block K/1100, all of Lots 2-6 and Lots 7-11 and a portion of Lot 1 and Lot 12, Block S/1098 to create one lot on property located on Cockrell Avenue, northwest of Corinth Street. The request was approved on March 24, 2022, but has not been recorded.
8. S190-078 was a request north of the present request to replat a 0.837-acre tract of land containing all of Lots 1 and 2 in City Block E/907 3/4 to create seven lots ranging in size from 2,501 square feet to 38,041 square feet on property located on Beaumont Street, between Akard Street and Gould Street. The request was approved on February 6, 2020, but has not been recorded. Phase A S190-078A was recorded on September 28, 2022. Phase B S190-078B has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 317 (Subdistrict 3B, Tract 1); 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 2.

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:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Wall Street. *Sections 51A-8.602(c), 51A-8.604(c)*
16. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Corinth Street and Wall 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. 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

Survey (SPRG) Conditions:

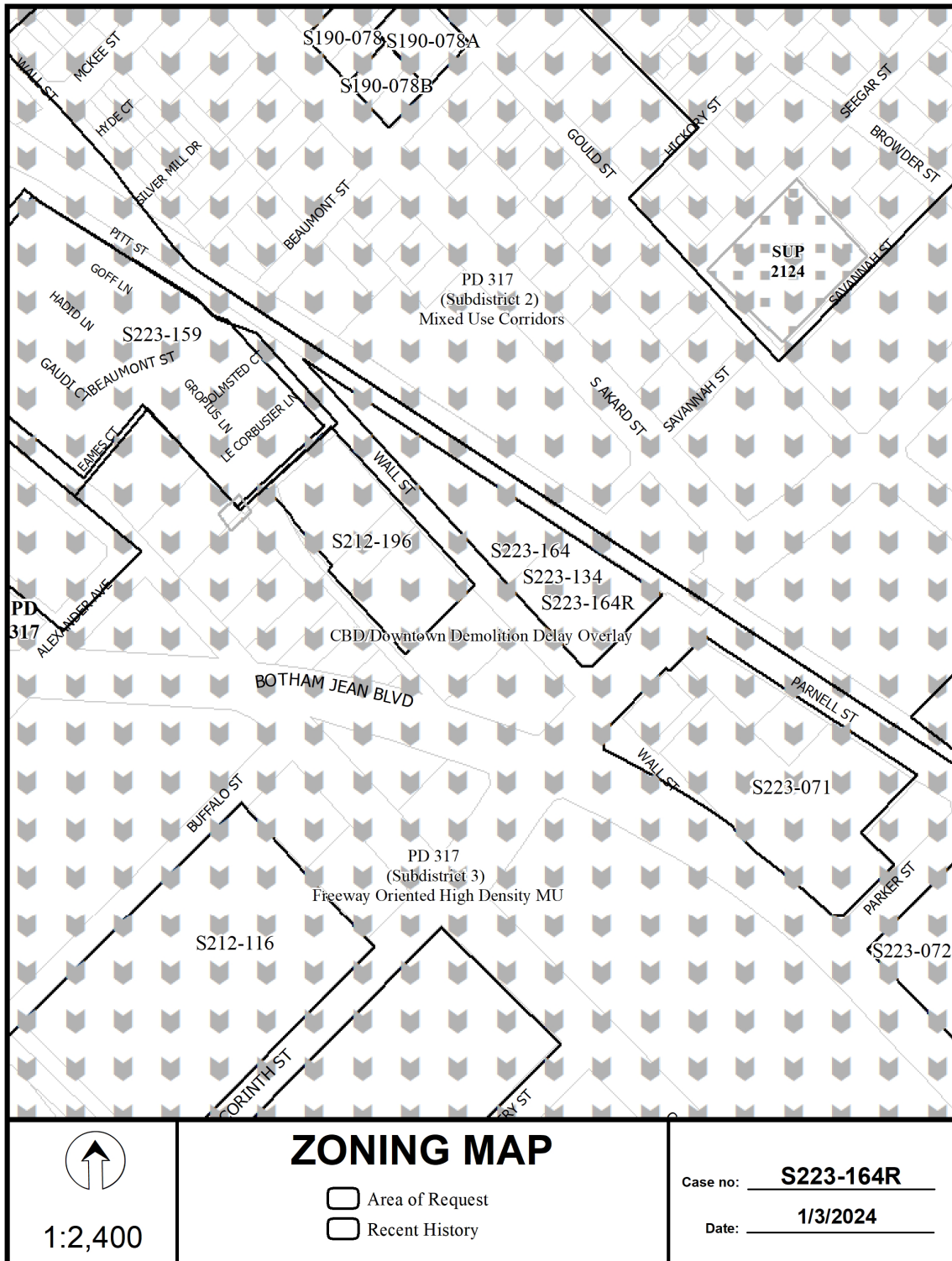
19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
21. On the final plat, show recording information on all existing easements within 150 feet of the property.

Dallas Water Utilities Conditions:


22. 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 Name / GIS, Lot & Block Conditions:

23. On the final plat, remove “Savannah Street”.
24. On the final plat, change “Parnel Street” to “Parnell Street (FKA Santa Fe Avenue)”.
25. On the final plat, change “Botham Jean Blvd” to “Botham Jean Boulevard (FKA Lamar Street)”.
26. On the final plat, identify the property as Lots 1 and 2 in City Block A/902.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: S223-164R Date: 1/3/2024
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