

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 3, 2022****FILE NUMBER:** S223-013**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Akard Street, between Belleview Street and Sullivan Street.**DATE FILED:** October 7, 2022**ZONING:** PD 317 (Subarea 2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20317.pdf>**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.68-acres **MAPSCO:** 45U**APPLICANT/OWNER:** 2 Akard, LP

REQUEST: An application to replat a 0.686-acre tract of land containing all of Lots 1 through 5 in City Block G/910 to create one lot on property located on Akard Street, between Belleview Street and Sullivan Street.

SUBDIVISION HISTORY:

1. S212-152 was a request northeast of the present request to replat a 0.75-acre tract of land containing all of Lot 1 in City Block A/911 and all of City Block 911 to create one lot on property located on Gould Street at Sullivan Drive, west corner. The request was approved on April 21, 2022 but has not been recorded.
2. S190-078 was a request southeast 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 38,041square feet on property located on Beaumont Street, between Akard Street and Gould Street. The request was approved on February 6, 2020 and recorded September 28, 2022.
3. S178-332 was a request east of the present request to create a 0.4234-acre lot from a tract of land in City Block 911 on property located on Sullivan Drive, between Gould Street and Akard Street. The request was approved October 18, 2018 and recorded June 10, 2021.
4. S178-279 was a request southwest of the present request to create one 0.333-acre lot from a tract of land in City Block 420 on property located on Belleview Street, east of Lamar Street. The request was approved August 16, 2018 and recorded March 4, 2019.
5. S178-183 was a request southeast of the present request to replat a 0.567-acre tract of land containing all of Lot 1 and two tracts of land in City Block A/907 on property located on Gano Street, between Wall Street and Akard Street. The request was approved June 22, 2018 but has not been recorded
6. S178-056 was a request west of the present request to replat a 0.283-acre tract of land containing all of Lots 1 and 2 in City Block D/445 to create one lot on property located on Wall Street at Powhattan Street, west corner. The request was approved January 4, 2018 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 317 (Subarea 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 is not permitted without Engineering Section approval." Section 51A-8.611(e).

Right-of way Requirements Conditions:

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Bellevue Street. Section 51A 8.602(c)
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Sullivan Drive. 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 Bellevue Street and Akard Street. Section 51A 8.602(d)(1)
18. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Akard Street and Sullivan Drive. Section 51A 8.602(d)(1)
19. Prior to final plat, 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)
20. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Bellevue Street and the alley. Section 51A-8.602(e)
21. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Sullivan Drive and the alley. Section 51A-8.602(e)
22. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from center line of alley.

Survey (SPRG) Conditions:

23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
25. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines

28. On the final plat, chose a new or different addition name. Platting Guidelines.

Dallas Water Utilities Conditions:

29. 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.
30. Water and wastewater main improvements maybe required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

31. On the final plat, identify the property as Lot 1A in City Block G/910. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





