

CITY PLAN COMMISSION**THURSDAY, JULY 25, 2024****FILE NUMBER:** S234-146**SENIOR PLANNER:** Hema Sharma**LOCATION:** J.B. Jackson Jr. Boulevard, east of Trezevant Street**DATE FILED:** June 27, 2024**ZONING:** PD 595 (MF-2(A) and CC)**D LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 4.451-acres**APPLICANT/OWNER:** Dallas Area Rapid Transit

REQUEST: An application to replat a 4.451-acre tract of land containing part of Lot 1B in City Block 4/1354 to create one lot on property located on J.B. Jackson Jr. Boulevard, east of Trezevant Street.

SUBDIVISION HISTORY:

1. S234-139 was a request south of the present request to replat 0.721-acre tract of land containing portion of Lot 1 and all of Lots 2, 3 and 15 in City Block 1/1349, portion of Lot 1B in City Block 4/1354 and to abandon a portion of an alley to create one lot on property located on South Boulevard, north of Meadow Street. The request was approved on July 11, 2024 and has not been recorded.
2. S234-138 was a request southwest of the present request to replat 1.557-acre tract of land containing portion of Lot 18 and all of Lots 19 through 24 in City Block 2/1348, an abandoned portion of Meadow Street, an abandon portion of Trezevant Street, an abandon portion of South Boulevard, and to dedicate portion of Medill Street; to create one 0.587-acre lot and one 0.803-acre lot on property located South Boulevard, north of Meadow Street. The request was approved on July 11, 2024 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 595 (MF-2(A) and CC); 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 Trezevant 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 J.B. Jackson Jr. Boulevard. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c)*.

17. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Trunk Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Trunk Avenue & Martin Luther King JR Boulevard. Section 51A 8.602(d)(1)

Survey (SPRG) Conditions:

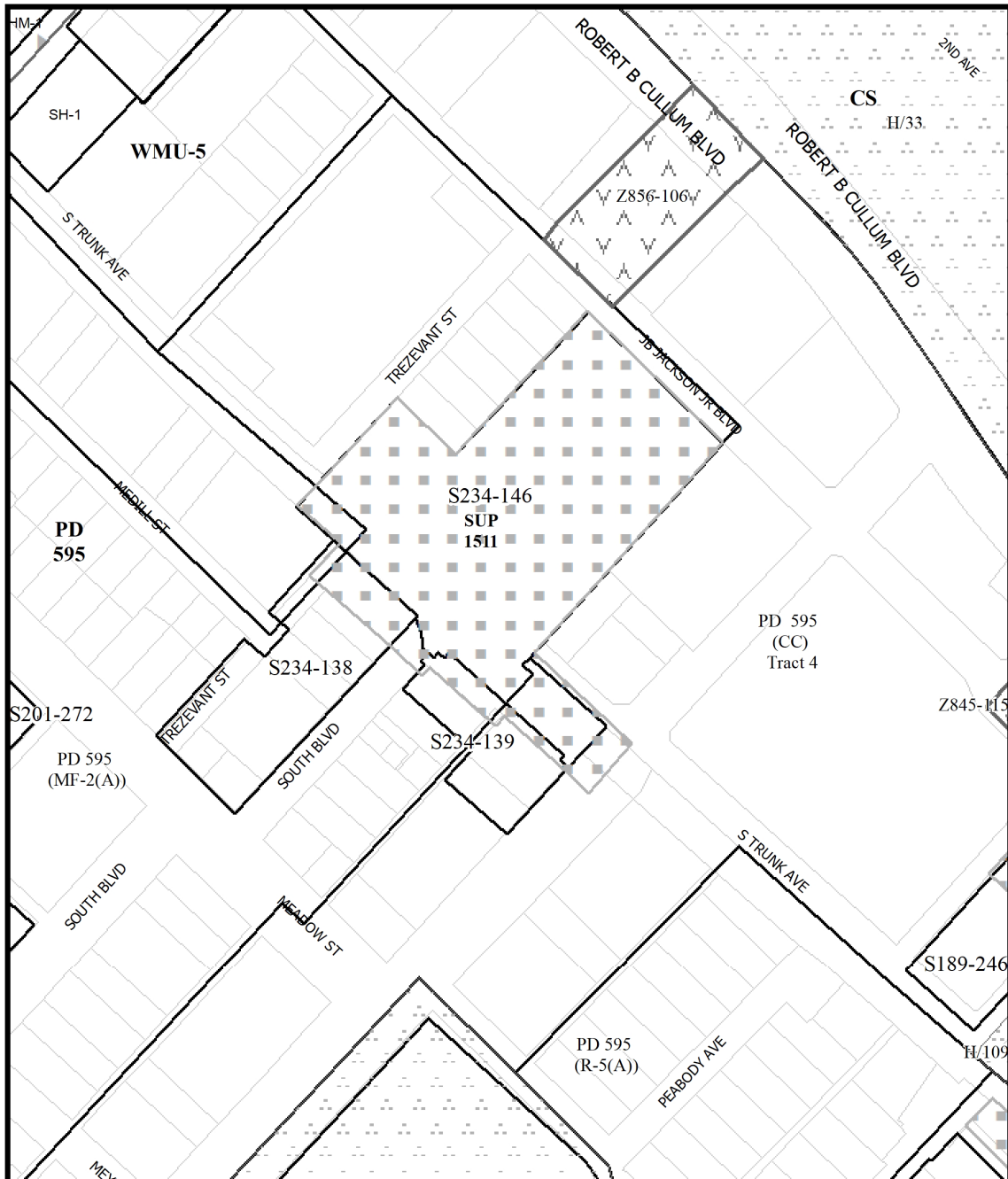
19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show the correct recording information for the subject property.




Dallas Water Utilities Conditions:

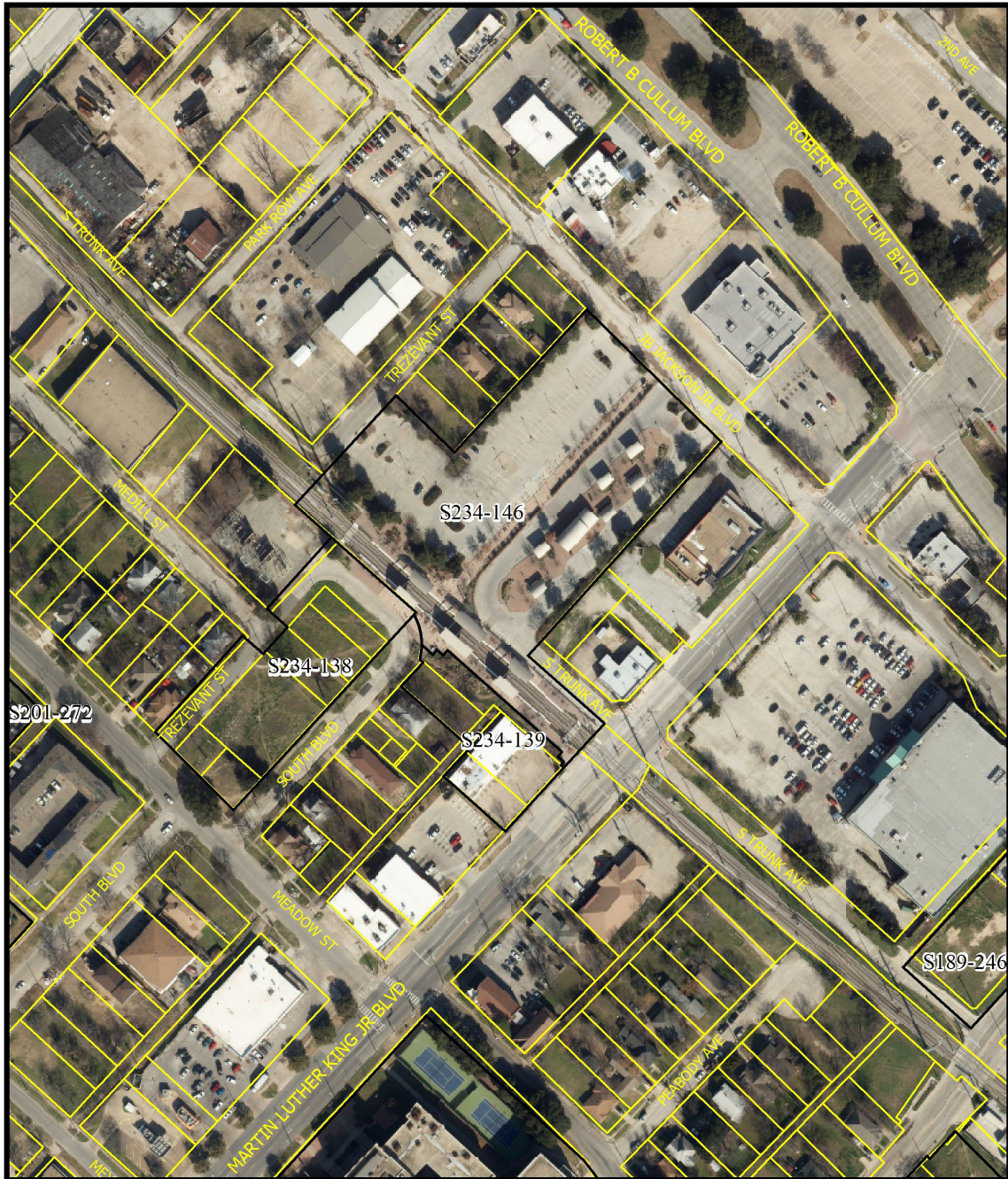
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.


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

22. On the final plat, please show the abandonment on the plat ordinance 27660 as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. Nos. (Cert. ORD No. _____, QCD No. _____). Utility Easements retained.
23. On the final plat, change all “Previously” to “FKA”.
24. On the final plat, identify the property as Lot 1C in City Block 4/1354.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: S234-146 Date: 7/9/2024
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 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> S234-146 </u> Date: <u> 7/9/2024 </u>
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