

CITY PLAN COMMISSION**THURSDAY, MARCH 23, 2023****FILE NUMBER:** S223-082**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Maple Avenue, north of McKinney Avenue**DATE FILED:** February 22, 2023**ZONING:** PD 193(HC)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.6136-acres **MAPSCO:** 45F**APPLICANT/OWNER:** Pasha & Sina, Inc.

REQUEST: An application to replat a 0.6136-acre tract of land containing all of Lots 7, 8, and 9 in City Block 1/949 and a portion of tract of land in City Block 1/949 to create one lot on property located on Maple Avenue, north of McKinney Avenue.

SUBDIVISION HISTORY:

1. S212-265 was a request northeast of the present request to replat a 1.026-acre tract of land containing all of Lots 1 through 4 in City Block A/554 to create one lot on property located on McKinney Avenue, between Routh Street and Boll Street. The request was approved on August 4, 2022 but has not been recorded.
2. S201-776 was a request northeast of the present request to create a 1.1420-acre lot from a tract of land in City Block 561 on property located on McKinney Avenue at Boll Street, east corner. The request was approved on October 21, 2021 but has not been recorded.
3. S189-239 was a request northwest of the present request to replat a 1.061-acre tract of land containing all of Lot 1A in City Block 3/950 and part of an abandoned right-of-way to create one lot on property located on Maple Avenue at Mahon Street, north corner. The request was approved on July 11, 2019 but has not been recorded.
4. S189-079 was a request northwest of the present request to replat a 1.061-acre tract of land containing all of Lot 1A, Lot 9A in City Block 3/950 and part of right - of-way to be abandoned along north line of Maple Avenue to create one lot on property located on Maple Avenue at Mahon Street, west corner. The request was withdrawn December 18, 2018.
5. S178-217 was a request southeast of the present request to replat a 10.26-acre tract of land containing all of Lots 1 through 7 in City Block I/546, all of Lots 1A in City Block G/452, 4A in City Block F/547 portion of an abandoned Leonard Street, and abandoned Colby Street to create one 1.93-acre lot and one 8.33-acre lot on property located on N. Pearl Street at Woodall Rodgers Freeway, north corner. The request was approved June 21, 2018 and recorded January 29, 2020.

STAFF RECOMMENDATION: The request complies with the requirements of PD 193 (HC); 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)
15. Comply with PD 193 City Code- per PD

Survey (SPRG) Conditions:

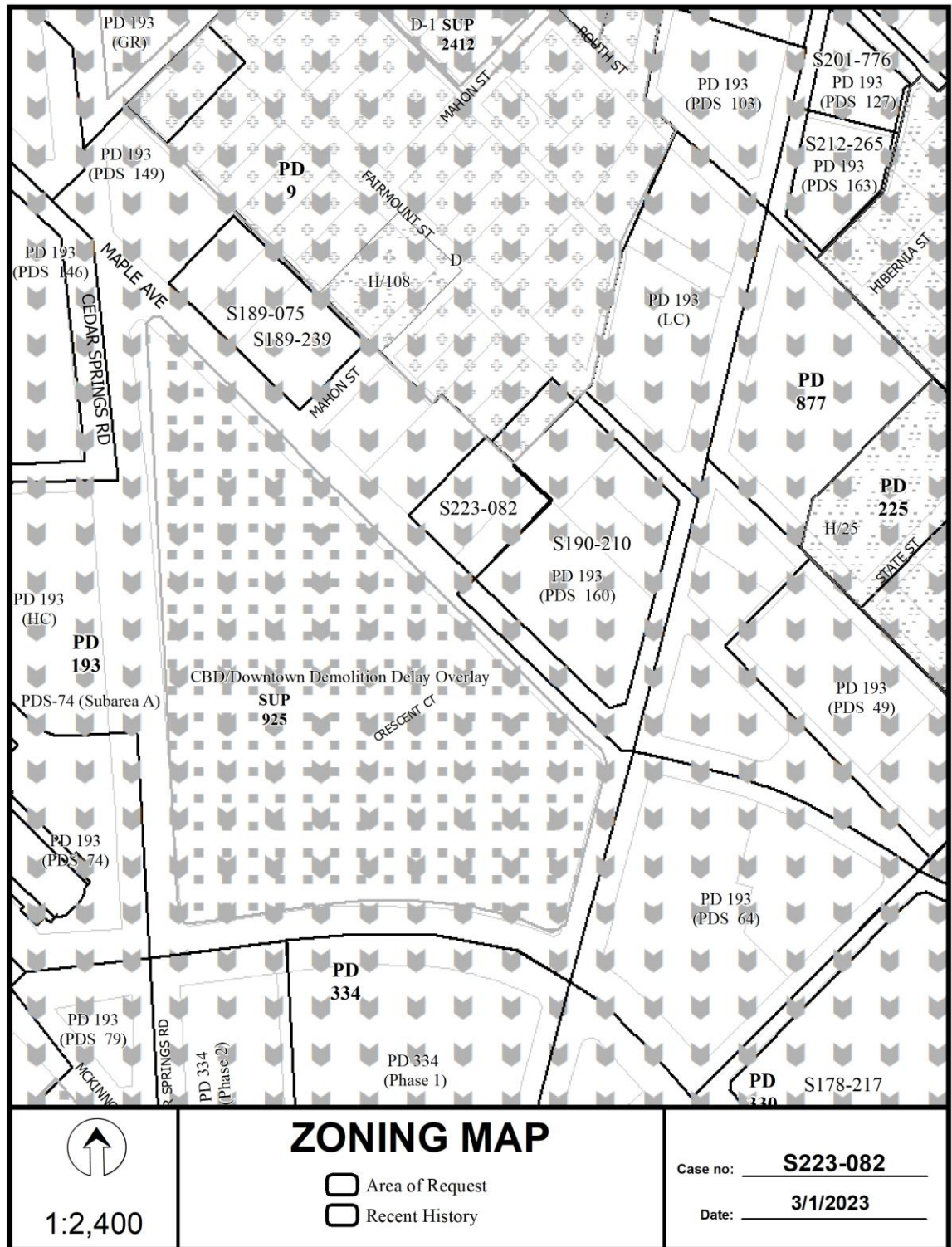
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with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

Dallas Water Utilities Conditions:

19. 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).
20. 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.
21. Wastewater main improvements are 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:

22. On the final plat, change "Mahon Street (Formerly Grace)" to "Mahon Street (F.K.A. Marlin Street)". Section 51A-8.403(a)(1)(A)(xii)
23. On the final plat, change "Fairmount Street (Formerly Peak Street)" to "Fairmount Street (F.K.A. Peak Street)". Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, identify the property as Lot 7A in City Block 1/949. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





VICINITY MAP
SITE
LEGEND
LINE TYPE LEGEND
NOTES
OWNER'S CERTIFICATE
OWNER'S DECLARATION
PRELIMINARY PLAT
JOEY MAPLE AVENUE
LOT 7A, BLOCK 1949
BEING A REPARAT OF LOTS 7, 8, AND 9 BLOCK 1949, NORTH DALLAS IMPROVEMENT CO. ADDITION, AND BEING 0.6136 ACRES IN THE JOHN GRIGSBY SURVEY, CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAT FILE NO. S223-082
Kimley-Horn
STATE OF TEXAS
COUNTY OF DALLAS
SUBJECT: PRELIMINARY PLAT OF JOEY MAPLE AVENUE, LOT 7A, BLOCK 1949, BEING A REPARAT OF LOTS 7, 8, AND 9 BLOCK 1949, NORTH DALLAS IMPROVEMENT CO. ADDITION, AND BEING 0.6136 ACRES IN THE JOHN GRIGSBY SURVEY, CITY OF DALLAS, DALLAS COUNTY, TEXAS.
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