

CITY PLAN COMMISSION**THURSDAY, AUGUST 8, 2024****FILE NUMBER:** S234-159**SENIOR PLANNER:** Hema Sharma**LOCATION:** bounded by Sixth Street, R. L Thronton Freeway/Interstate Highway No. 35E, Seventh Street and Jefferson Boulevard**DATE FILED:** July 11, 2024**ZONING:** PD 468 (WMU-12, Subdistrict F & N)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20468.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 1.605-acres**APPLICANT/OWNER:** Frank Nuchereo, Kenny Meazell**REQUEST:** An application to replat 1.605-acre tract of land containing portion of Lot 1, 2 and 3 in City Block 68/3049 and to abandon Fleming Place to create one lot on property bounded by Sixth Street, R.L. Thronton Freeway/Interstate Highway No. 35E, Seventh Street and Jefferson Boulevard.**SUBDIVISION HISTORY:**

1. S234-149 is a request south of the present request to replat a 0.407-acre tract of land containing all of Lots 4, 5 and 6 in City Block 80/3061 to create one lot on property located on Dale Street, east of Jefferson Street. The request is scheduled for City Plan Commission hearing on August 8, 2024.
2. S212-289 was a request south of present request to replat a 0.57-acre tract of land containing part of City Block 80/3061 to create one lot on property located between Eighth Street and Dale Street, west of Interstate Highway 35E. The request was approved on August 18, 2022 but has not been recorded.
3. S212-225 was a request northwest of present request to replat a 1.4205-acre tract of land containing all of Lots 1A, 1B, 2, and 3 in City Block 62/3043 to create one lot on property between Fifth Street and Sixth Street, east of Ewing Avenue. The request was approved on August 19, 2021 but has not been recorded.
4. S201-751 was a request northwest of present request to replat a 1.1438-acre tract of land containing all of Lot 1B, 2, and 3 in City Block 62/3043 to create one lot on property located on Ewing Avenue, North of Sixth Street. The request was withdrawn on May 17, 2022.
5. S201-708 was a request northwest of the present request to replat a 0.8781-acre tract of land containing all of Lots 5 and 6 in City Block 62/3402 to create one lot on property located on Sixth Street at Ewing Avenue, northwest corner. The request was approved on August 19, 2021 and recoded on May 22, 2023.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 468 (WMU-12, Subdistrict F & N); 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 a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Jefferson Boulevard & Sixth 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 Seventh Street & Jefferson Boulevard. Section 51A 8.602(d)(1)
17. 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)*
18. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
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*
20. Modification to median opening must be with full engineering plans.
21. Dedication of corner clips must be at least 10-foot by 10-foot or more pending review of proposed development and traffic impact study.

Survey (SPRG) Conditions:

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
24. On the final plat, show recording information on all existing easements within 150 feet of the property.
25. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
26. 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.
27. 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:


28. 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).

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 may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
31. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

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

32. Prior to the final plat, please show a portion of Jefferson Boulevard R.O.W. to be abandoned and Fleming Place abandonment on the plat as follows: Abandonment authorized by Ordinance No._____, recorded as Inst. Nos. (Cert. ORD No. _____, QCD No. _____). Utility Easements retained.
33. On the final plat, change “South R.L. Thornton Freeway” to “R.L. Thornton Freeway/Interstate Highway No. 35E”. Section 51A-8.403(a)(1)(A)(xii).
34. On the final plat, change “East Jefferson Boulevard” to “Jefferson Boulevard (AKA Jefferson Avenue)”. Section 51A-8.403(a)(1)(A)(xii).
35. On the final plat, change “7th Street” to “Seventh Street”. Section 51A-8.403(a)(1)(A)(xii).
36. On the final plat, change “6th Street” to “Sixth Street”. Section 51A-8.403(a)(1)(A)(xii).
37. On the final plat, show compliance with City’s street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
38. On the final plat, identify the property as Lot 1A in City Block 68/3049.



 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> S234-159 </u> Date: <u> 7/18/2024 </u>
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