

CITY PLAN COMMISSION**THURSDAY, JULY 11, 2024****FILE NUMBER:** S234-131**SENIOR PLANNER:** Hema Sharma**LOCATION:** between Davis Street and Sevent Street, east of Tyler Street**DATE FILED:** June 12, 2024**ZONING:** PD 830 (Subdistrict 6)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20830.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.302-acres**APPLICANT/OWNER:** Casadavis LLC

REQUEST: An application to replat a 0.302-acre tract of land containing portion of Lots 6 and 7 in City Block 172 1/4/3195 to create one lot on property located between Davis Street and Sevent Street, east of Tyler Street.

SUBDIVISION HISTORY:

1. S201-711 was a request northwest of the present request to replat a 0.526-acre tract of land containing all of Lot 2 and part of Lot 3 in City Block 3477 to create one lot on property located on Tyler Street, south of Winston Street. The request was approved on August 19, 2021 but has not been recorded.
2. S189-100 was a request northwest of the present request to replat a 0.164-acre tract of land containing part of Lot 5 in City Block 3477 to create one lot on property located between Polk Street and Tyler Street, south of Winston Street. The request was approved February 7, 2019 and recorded March 31, 2021.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 830 (Subdistrict 6); 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/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)

Survey (SPRG) Conditions:

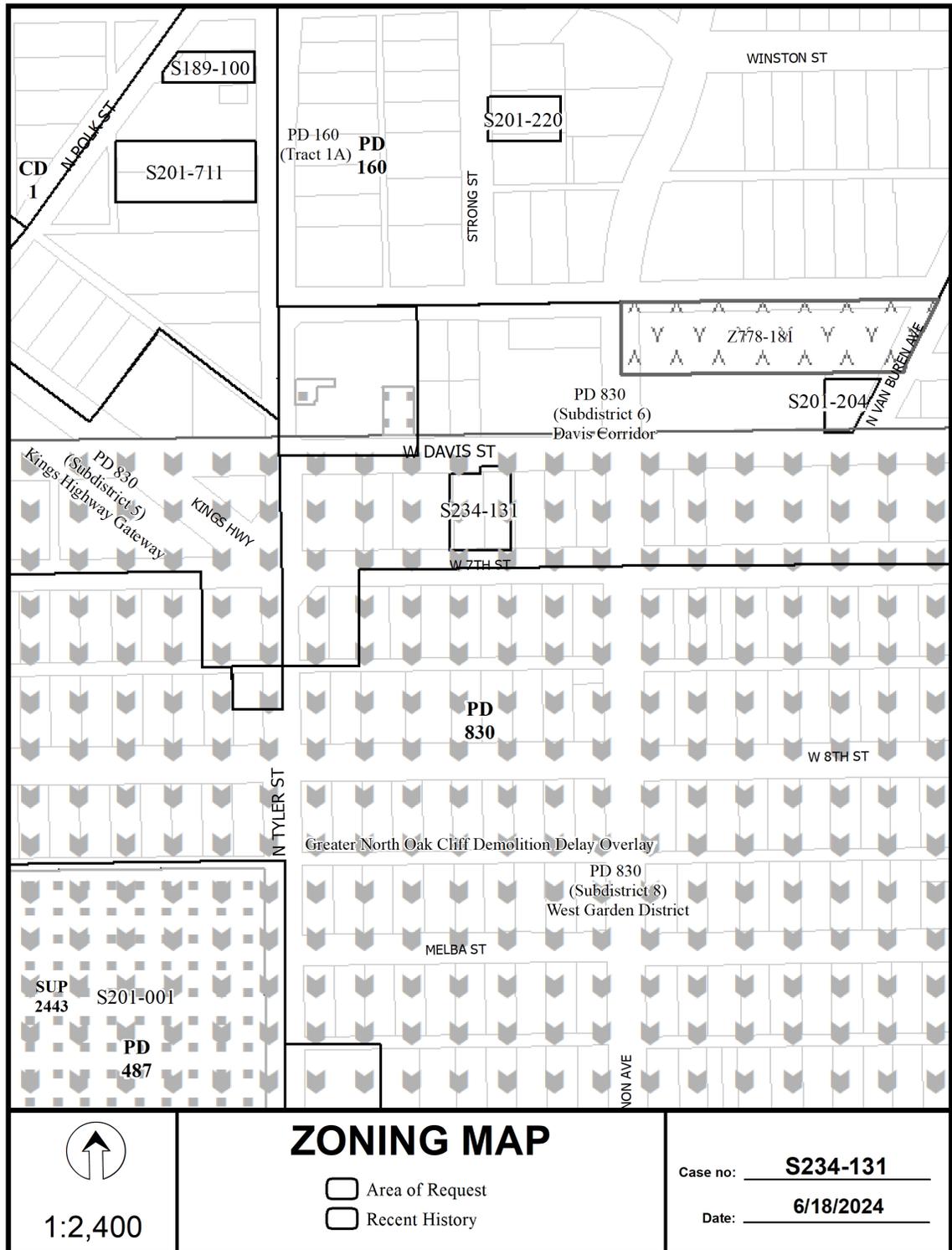
15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
18. On the final plat, dedicate in fee simple the north 13 feet of the remainder of Lot 7 for Street Public Right of Way.
19. Provide 8.5"X11" signed, seal and dated survey drawing showing distance between all buildings less than five feet from proposed lines and or right of way line.

Dallas Water Utilities Conditions:

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

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

22. Prior to the final plat, please contact Real Estate division regarding boxed out area on plat labeled 3 notating parking spaces in the right of way.
23. On final plat, provide abandonment ordinance number and filed instrument number.
24. Prior to the final plat, change “Vernon Avenue (FKA Harrison Avenue)” to “Vernon Avenue (AKA Vernon Street FKA Harrison Avenue AKA Harrison Street)”
25. On the final plat, identify the property as Lot 6A in City Block 172/3195.



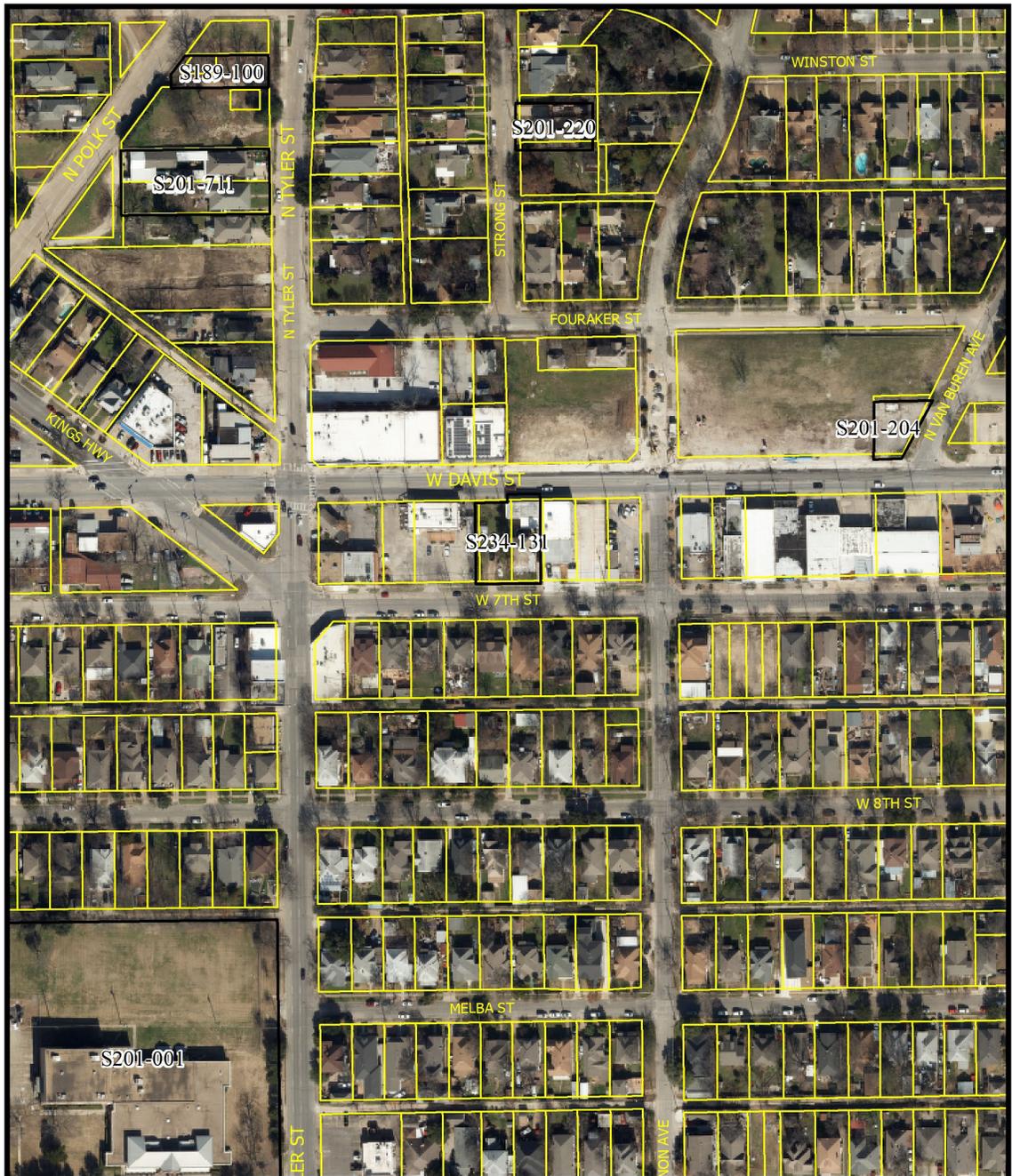
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ZONING MAP

- Area of Request
- Recent History

Case no: **S234-131**

Date: **6/18/2024**



 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> S234-131 </u> Date: <u> 6/18/2024 </u>
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