

CITY PLAN COMMISSION**THURSDAY, MARCH 2, 2023****FILE NUMBER:** S223-071**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Botham Jean Boulevard, between Corinth Street and Parker Street**DATE FILED:** February 3, 2023**ZONING:** PD 317 (Subdistrict 3)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20317.pdf>**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 2.528-acre**MAPSCO:** 45V**APPLICANT/OWNER:** Popeyes Texas Partners, LLC

REQUEST: An application to replat a 2.528-acre tract of land containing all of Lots 1, 2, 6, and 3A in City Block G/889 to create one lot on property located on Botham Jean Boulevard, between Corinth Street and Parker Street.

SUBDIVISION HISTORY:

1. S223-072 is a request southeast of the present request to replat a 4.708-acre tract of land containing all of Lots 1 through 1 in City Block H/888, tract of land in City Block H/888 and an abandoned portion on of Alma Street to create one lot on property located on Botham Jean Boulevard, east of Parker Street. The request is scheduled for public hearing on March 2, 2023.
2. S212-196 was a request northwest of the present request to create one 1.2328-acre lot from a tract of land in City Block 1094 on property located on Wall Street, north of Botham Jean Boulevard. The request was approved on May 19, 2022 but has not been recorded.
3. S212-116 was a request southwest of the present request to replat a 38.559-acre tract of land containing all of Block 1084, all of Lots 1-9, Block A/1091, all of Lots 1-24, Block B/1091, all of Block Q/1094-1/2, all of Block 1095, all of Lots 1-13, Block P/1096-1/2, a portion of Lots 1-6, and all of Lots 7-12, Block R/1097, a portion of LOT 1, and all of Lots 2-4, Block N/1099, a portion of Lot 1, and all of Lots 2-5, Block O/1099, all of Lot 1, and part of Lot 2, Block J/1100, all of Lot 1 and a part of Lot 2, Block K/1100, all of Lots 2-6 and Lots 7-11 and a portion of Lot 1 and Lot 12, Block S/1098 to create one lot on property located on Cockrell Avenue, northwest of Corinth Street. The request was approved on March 24, 2022 but has not been recorded.
4. S178-294 was a request south of the present request to replat a 6.165-acre tract of land containing part of Lots 1 through 9 and 18, all of Lots 10 through 17 in City Block F/1102, all of Lots 1 through 4 in City Block G/1103, and an abandoned alley to create one lot on property bounded by Corinth Street, Lamar Avenue, Alma Street, and Cockrell Avenue; and to replat a 2.252-acre tract of land containing all of Lot 1A in City Block 1/1101 and part of City Block B/1107 to create one lot on property located on Alma Street at Lamesa Street, south of Cockrell Avenue. The request was approved on September 6, 2018 and was withdrawn on June 3, 2021.

5. S178-003 was a request northwest of the present request to replat a 1.035-acre tract of land containing part of Lot 28, part of abandoned Beaumont Street, and part of City Block 1090 1/2 to create a 19-lot shared access development with 3 common areas on property located on Wall Street at Beaumont Street, south corner. The request was approved on November 9, 2017 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 317 (Subdistrict 3); 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 50' of right-of-way (via fee simple) from the established center line of Botham Jean Boulevard *Section 51A 8.602(c)*
16. On the final plat, dedicate 25' feet of right-of-way (via fee simple or street easement) from the established centerline of Parnell Street *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c)*.
17. On the final plat, dedicate a minimum 25 feet x 25 feet corner clip (via fee simple or street easement) at the intersection of Botham Jean Boulevard & Corinth Street *Section 51A 8.602(d)(1)*
18. On the final plat, dedicate a 10 feet x 10 feet corner clip (via fee simple or street easement) at the intersection of Corinth Street & Parnell Street respectively *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. 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*
21. Prior to final plat, clarify extension of Wall St. within the plat as either abandonment or dedicate 50' ROW.

Survey (SPRG) Conditions:

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.

Dallas Water Utilities Conditions:

24. 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).
25. 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.
26. 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 / Arborist / Street Name / GIS, Lot & Block Conditions:

27. Prior of final plat, contact Real Estate to discuss building encroaching into the right-of-way of Corinth Street.
28. On the final plat, change “Botham Jean Boulevard Formerly Wall Street, Grigsby Avenue & Lamar” to “Botham Jean Boulevard (F.K.A. Lamar Street) (F.K.A. Wall Street) (F.K.A. Grigsby Avenue” 51A-8.403(a)(1)(A)(xii)
29. On the final plat, identify the property as Lot 1A in City Block G/889. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







