

**CITY PLAN COMMISSION****THURSDAY, JULY 11, 2024****FILE NUMBER:** S234-137**SENIOR PLANNER:** Hema Sharma**LOCATION:** Zang Boulevard, north of Fifth Street**DATE FILED:** June 13, 2024**ZONING:** PD 468 (Subdistrict B) (WR-3)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20468.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.531-acres**APPLICANT/OWNER:** Invest Classic, LLC; Ziad Dalal

**REQUEST:** An application to create one 0.249-acre lot and one 0.282-acre lot from a 0.531-acre tract of land in City Block J/3374 on property located Zang Boulevard, north of Fifth Street.

**SUBDIVISION HISTORY:**

1. S212-176 is a request southeast of the present request to replat a 1.678-acre tract of land in City Block G/3373 to create one lot on property bounded by Fifth Street, Beckley Avenue, Sixth Street, and Zang Boulevard. The request was approved on May 19, 2022 but has not been recorded.
2. S189-071 was a request southeast of the present request to replat a 0.149-acre tract of land containing the remainder of Lot 6 in City Block F/3372 to create one lot on property located on Beckley Avenue at Sixth Street. The request was approved on December 13, 2018 but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 468 (Subdistrict B) (WR-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 2.

**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:**

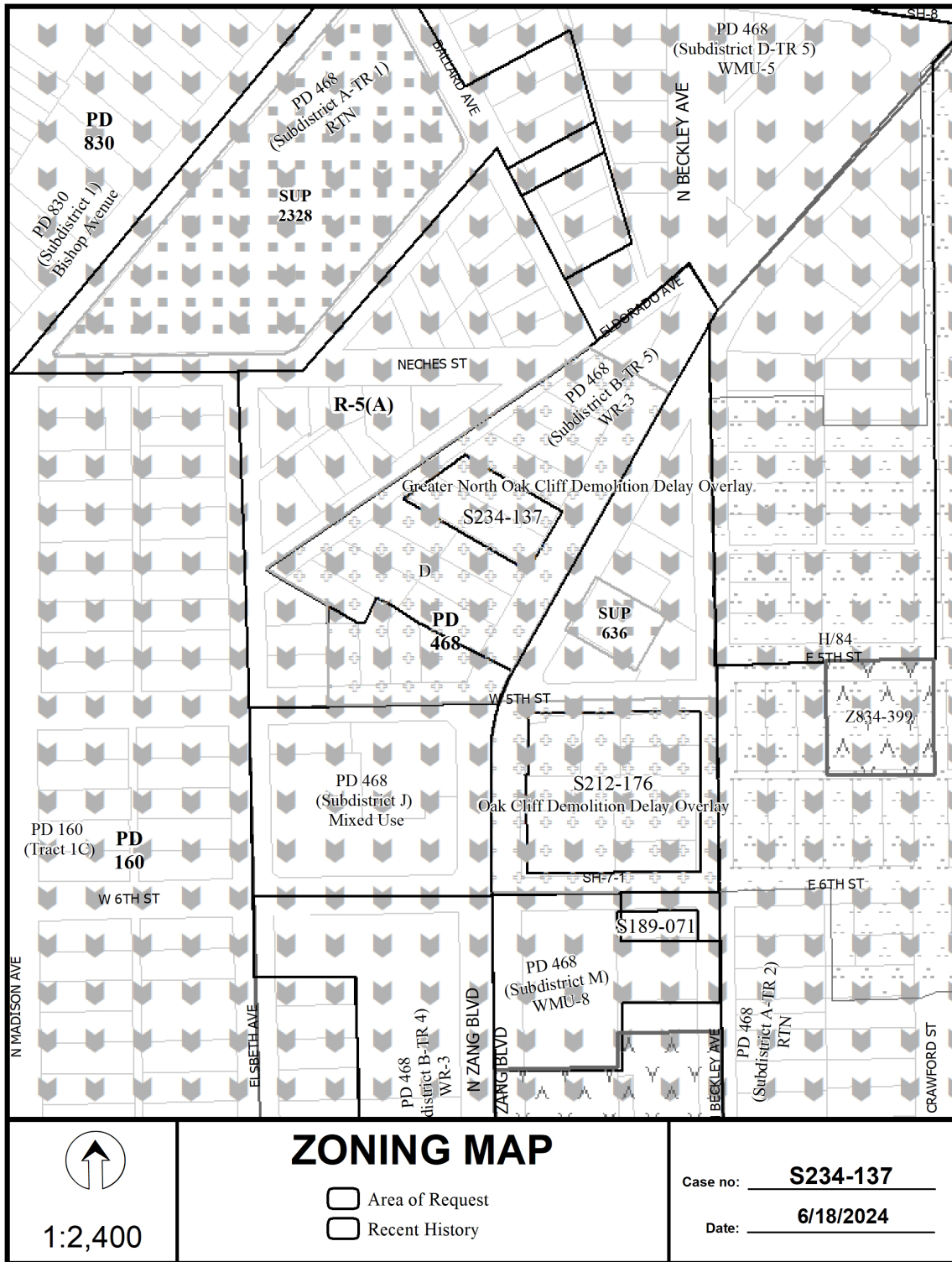
15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show distances/width across all adjoining right-of-way
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. On the final plat, chose a new or different plat name.
20. On the final plat, plat cannot start with number.

**Dallas Water Utilities Conditions:**


21. 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).
22. 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.
23. 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:**

24. Prior to the final plat, clarify whether mutual access is dedicated by separate instrument to Real Estate Division.
25. Mutual access easement can not be by plat, it must be City agreement.
26. Prior to the final plat, change “Zang Boulevard” to “Zang Boulevard (FKA Zangs Boulevard)”.
27. Prior to the final plat, change “Eldorado Avenue (FKA Elsbeth Avenue)” to Eldorado Avenue (AKA Eldorado Street FKA Elsbeth Place)”.
28. On the final plat, identify the property as Lots 2, & 3 in City Block J/3374.





 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>          <b>S234-137</b>          </u> Date: <u>          <b>6/18/2024</b>          </u>
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