

CITY PLAN COMMISSION**THURSDAY, MARCH 23, 2023****FILE NUMBER:** S223-098**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** East Clarendon Drive, east of South Beckley Avenue**DATE FILED:** February 24, 2023**ZONING:** RR**CITY COUNCIL DISTRICT:** 4 **SIZE OF REQUEST:** 1.01-acres**MAPSCO:** 54M**APPLICANT/OWNER:** FJMI, LLC

REQUEST: An application to create one 1.01-acre lot from a tract of land in City Block 3766 on property located on East Clarendon Drive, east of South Beckley Avenue.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the RR Regional Retail District; 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. 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

Survey (SPRG) Conditions:

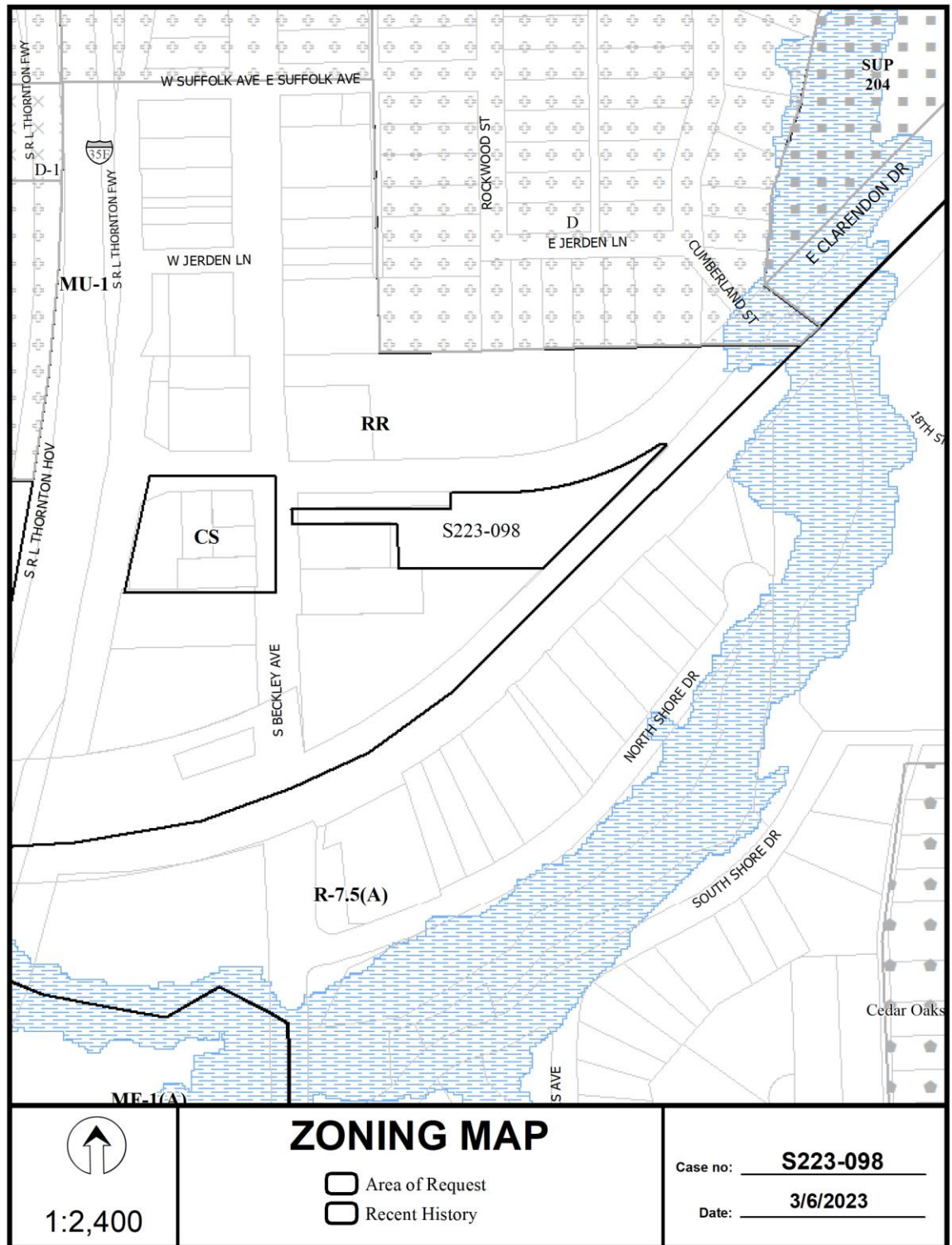
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with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

Dallas Water Utilities Conditions:

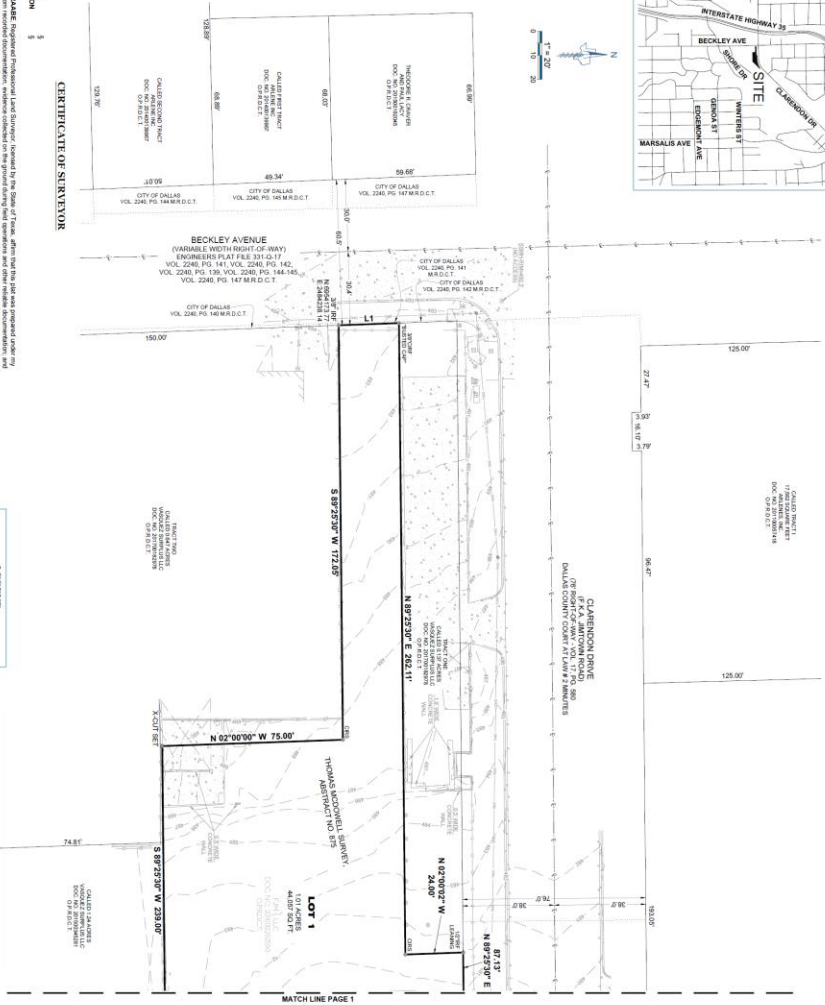
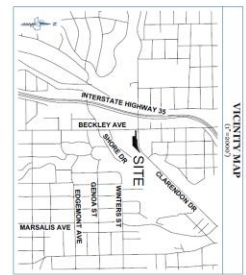
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

20. Prior to final plat, provide documentation to Real Estate to ensure all fencing located within City right-of-way on East Clarendon Drive (F.K.A. Jimtown Road) is relocated to owner's property or removed.
21. On the final plat, change "Clarendon Drive (F.K.A. Jimtown Road)" to "East Clarendon Drive (F.K.A. Jimtown Road)". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, change "Beckley Avenue" to "South Beckley Avenue". Section 51A-8.403(a)(1)(A)(xii)
23. On the final plat, identify the property as Lot 1 in City Block A/3766. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





[illegible]

LEGEND	
FO	* POINT OF BEGINNING
RO FT	* SQUARE FEET
ICM	* CONTROLLING INSTRUMENT
HR	* ROOM HOO FOUND
PT	* PT. TAIL FOUND
IPS	* IRON PIPE FOUND
MR	* METAL FOUND
CHS	* CHAIN FOUND
PL	* PLASTIC CASE STAMPED
FL	* FLAT IRONWARE SET
INST NO	* INSTRUMENT NUMBER
D.O.C.T.	* DEED RECORDS, TEXAS
O.P.D.C.	* OIL & GAS RECORDS, TEXAS
M.D.C.T.	* MARITAL RECORDS, TEXAS
—C—	* CENTRAL
SUBJECT IDENTIFYING LINE	

[illegible]

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Edwards
22 S. Elm Street, Suite 200
Denton, TX 76201
(840) 222-3039

OWNER
FJM I, LLC
2041 Shadow Wood Drive
Dallas, TX 75224

JOB NUMBER	Eagle Surveying, LLC
2211 044 03	222 South Elm Street
DATE	Suite 200
02/24/2023	Denton, TX 76201
REVISION	940 222 3009
...	www.eaglesurveying.com
DRAWN BY	TX Firm # 10194177
EN	

PRELIMINARY PLAT
CLARENDON ADDITION
LOT 1, CITY BLOCK 3766
BEING ALL OF A CALLED: 10.90 ACRE TRACT OF LAND
RECORDED IN DOCUMENT NUMBER 2016002529580
OFFICIAL PUBLIC RECORDS, COUNTY OF TARRANT,
THOMAS DOUGLAS, SURVEYOR, 18570171 875,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAT PLAN, DP 5223-008
CITY ENGINEERING NO. DP _____

Before me, the undersigned Notary Public in and for said County and State on this _____ day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2023.

Notary Public in and for the State of Texas

BY _____
AUTHORIZED AGENT PRINTED NAME & TITLE _____
STATE OF TEXAS _____
COUNTY OF _____

DATE: _____ BY: _____

THE FTA LCA is the first of the four required documents for a California CEQA project, as shown in the table below. The FTA LCA is a preliminary document that provides information about the project and the environmental impacts that are likely to occur. It is the first of four documents that are required for a project to be approved by the California Department of Transportation (Caltrans). The FTA LCA is a preliminary document that provides information about the project and the environmental impacts that are likely to occur. It is the first of four documents that are required for a project to be approved by the California Department of Transportation (Caltrans).

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TABLE 2. A summary of the 100 most cited articles in the field of health care financing in the common literature in the last 20 years. A selection of the 100 articles is given in Table 3. The articles are ranked according to the number of citations they received. The articles are grouped into 10 categories: (1) Health care financing in the United States, (2) Health care financing in other countries, (3) Health care financing in the United Kingdom, (4) Health care financing in the United States: a review, (5) Health care financing in the United States: a review, (6) Health care financing in the United States: a review, (7) Health care financing in the United States: a review, (8) Health care financing in the United States: a review, (9) Health care financing in the United States: a review, (10) Health care financing in the United States: a review.

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