

CITY PLAN COMMISSION**THURSDAY, DECEMBER 5, 2024****FILE NUMBER:** S245-027**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Belleview Street at Cockrell Avenue, east corner.**DATE FILED:** November 6, 2024**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:** 5.146-acres**APPLICANT/OWNER:** City of Dallas

REQUEST: An application to create one 1.230-acre lot and one 3.916-acre lot from a tract of land in City Block 1086 on property located on Belleview Street at Cockrell Avenue, east corner.

SUBDIVISION HISTORY:

1. S223-164 was a request southeast of the present request to create one 1.3609-acre lot from a tract of land in City Block A/902 on property located on Corinth Street, north of Wall Street. The request was approved on June 15, 2023 but has not been recorded.
2. S223-162 was a request northeast of the present request to create one 0.4622-acre lot from a tract of land containing a portion of City Block 907 1/4 on the property located on Akard Street at Gano Street, south corner. The request was approved on June 15, 2023 but has not been recorded.
3. S223-159 was a request southeast of the present request to replat a 3.6542-acre tract of land containing all of Lots 1 through 7 and all of Lots 21 through 28 in City Block 1090 and a tract of land in City Block 1090 and a tract of land in City Block 1094 and an abandoned portion of Beaumont Street to create one lot on property located on McKee Street at Cockrell Avenue, east corner. The request was approved on June 15, 2023 but has not been recorded.
4. S223-134 was a request southeast of the present request to create one 1.361-acre lot from a tract of land in City Block A/902 on property located on Wall Street at Corinth Street, northwest corner. The request was withdrawn on May 11, 2023.
5. S223-013 was a request north of the present request to replat a 0.686-acre tract of land containing all of Lots 1 through 5 in City Block G/910 to create one lot on property located on Akard Street, between Belleview Street and Sullivan Street. The request was approved on November 3, 2022 but has not been recorded.

6. S212-196 was a request southeast 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.
7. S212-152 was a request north of the present request to replat a 0.75-acre tract of land containing all of Lot 1 in City Block A/911 and all of City Block 911 to create one lot on property located on Gould Street at Sullivan Drive, west corner. The request was approved on April 21, 2022 but has not been recorded.
8. S212-116 was a request south 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.
9. S190-078 was a request east of the present request to replat a 0.837-acre tract of land containing all of Lots 1 and 2 in City Block E/907 3/4 to create seven lots ranging in size from 2,501 square feet to 38,041 square feet on property located on Beaumont Street, between Akard Street and Gould Street. The request was approved on February 6, 2020 but has not been recorded. Phase A S190-078A was recorded on September 28, 2022. Phase B S190-078B has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the 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 two.

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 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Belleview Street & Cockrell 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 McKee Street & Cockrell Street 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)

Flood Plain Conditions:

18. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3' above nearest inlet, top of curb. 51A 8.611(d), C.9 of Mill Creek, Master Drainage Plan Study

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. 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:

23. 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.
24. 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.

Streetlight/ Street Name/ GIS, Lot & Block Conditions:

25. On the final plat, change “Botham Jean Boulevard” to “Botham Jean Boulevard (FKA Lamar Street)”
26. On the final plat, identify the property as Lot 1 and 2 in City Block 1/1086.



