

**CITY PLAN COMMISSION**

**THURSDAY, JUNE 06, 2024**

**FILE NUMBER:** S234-122

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** bounded by Illinois Avenue, Maryland Avenue, Montana Avenue, and Marsalis Avenue

**DATE FILED:** May 09, 2024

**ZONING:** R-7.5(A)

**CITY COUNCIL DISTRICT:** 4

**SIZE OF REQUEST:** 2.531-acres

**APPLICANT/OWNER:** Church of God in Christ, Texas Northeast, Inc.

**REQUEST:** An application to replat a 2.531-acre tract of land containing all of Lots 1 through 11 and an abandoned alley in City Block 30/3652 to create one lot on property bounded by Illinois Avenue, Maryland Avenue, Montana Avenue, and Marsalis Avenue.

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

**PROPERTY OWNER NOTIFICATION:** On May 20, 2024, 30 notices were sent to property owners within 200 feet of the proposed plat boundary.

**STAFF RECOMMENDATION:** Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

The request is to plat a property that has been utilized as an Institutional use. It is a policy of the city that institutional use generally requires greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with requirements the R-7.5(A) Single Family 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/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)

**Right-of way Requirements Conditions:**

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Marsalis Avenue. *Section 51A 8.602(c)*
16. On the final plat, dedicate a minimum 25-foot by 25-foot corner clip (via fee simple or street easement) at the intersection of Illinois Avenue & Marsalis Avenue. Section 51A 8.602(d)(1)

17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Illinois Avenue & Maryland Avenue. Section 51A 8.602(d)(1)
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Maryland Avenue & Montana Avenue. Section 51A 8.602(d)(1)
19. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Marsalis Avenue & Montana Avenue. Section 51A 8.602(d)(1)
20. 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)*
21. 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:**

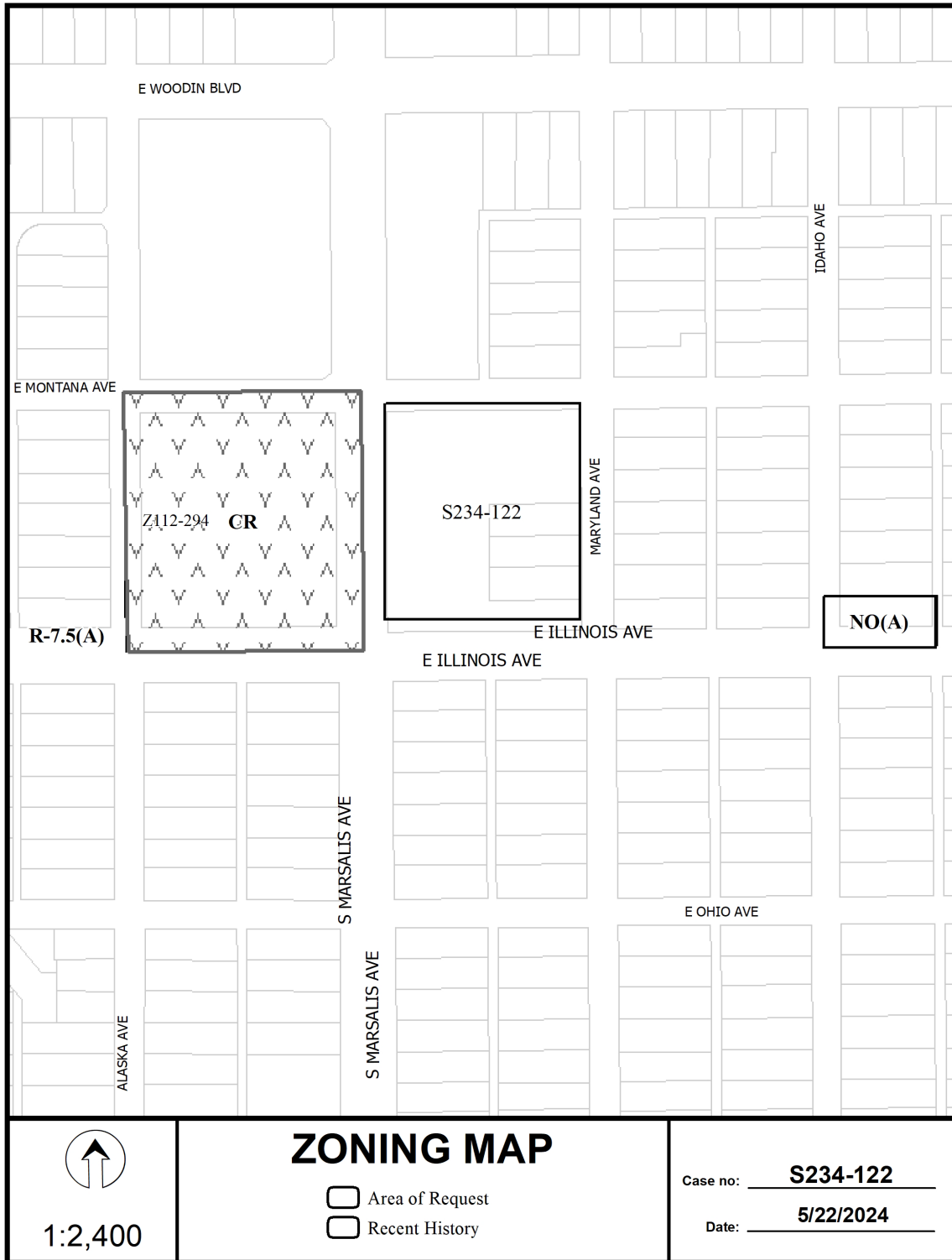
22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
24. On the final plat, show recording information on all existing easements within 150 feet of the property.
25. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
26. On the final plat, chose a new or different plat name.

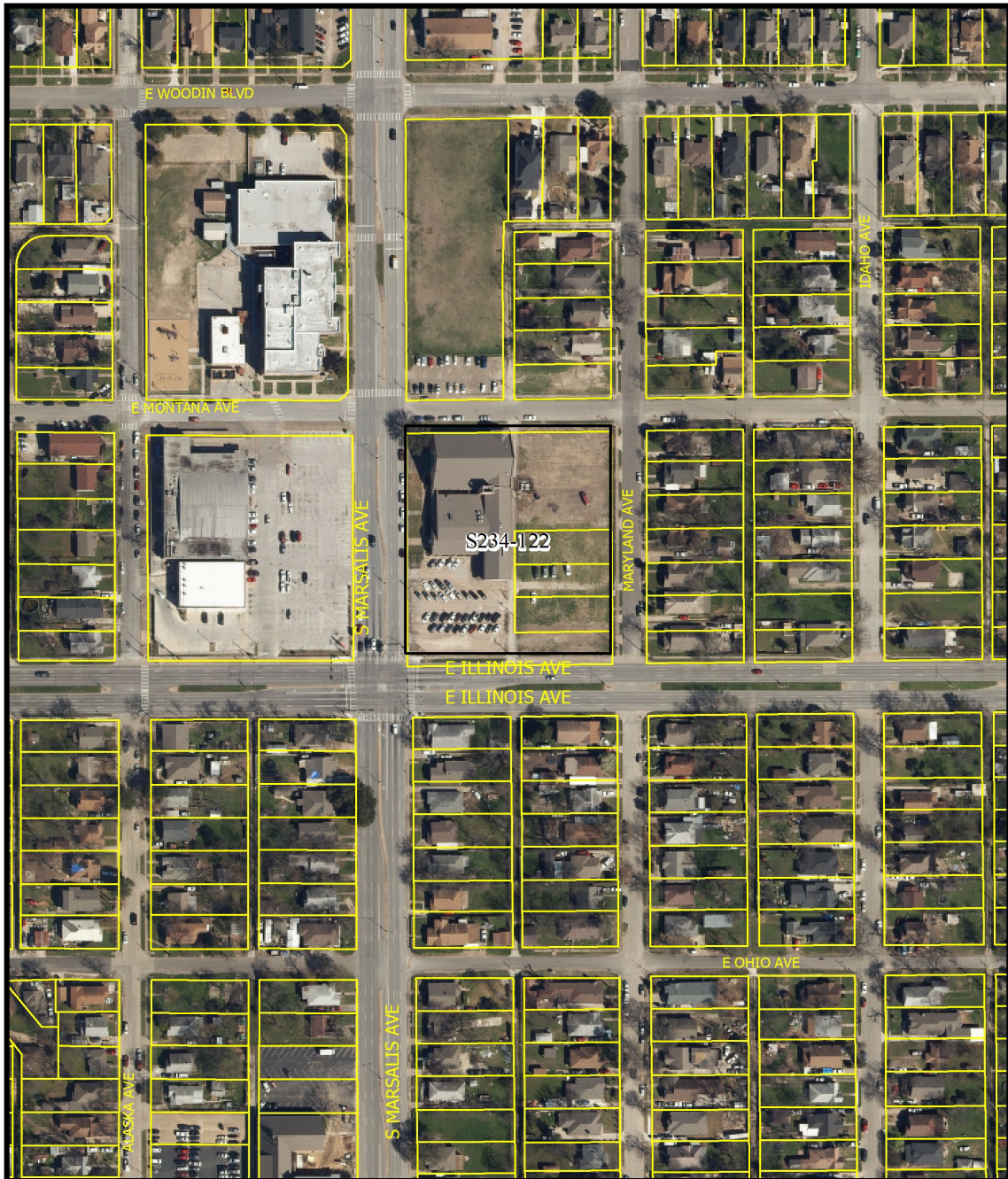
**Dallas Water Utilities Conditions:**


27. 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.
28. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

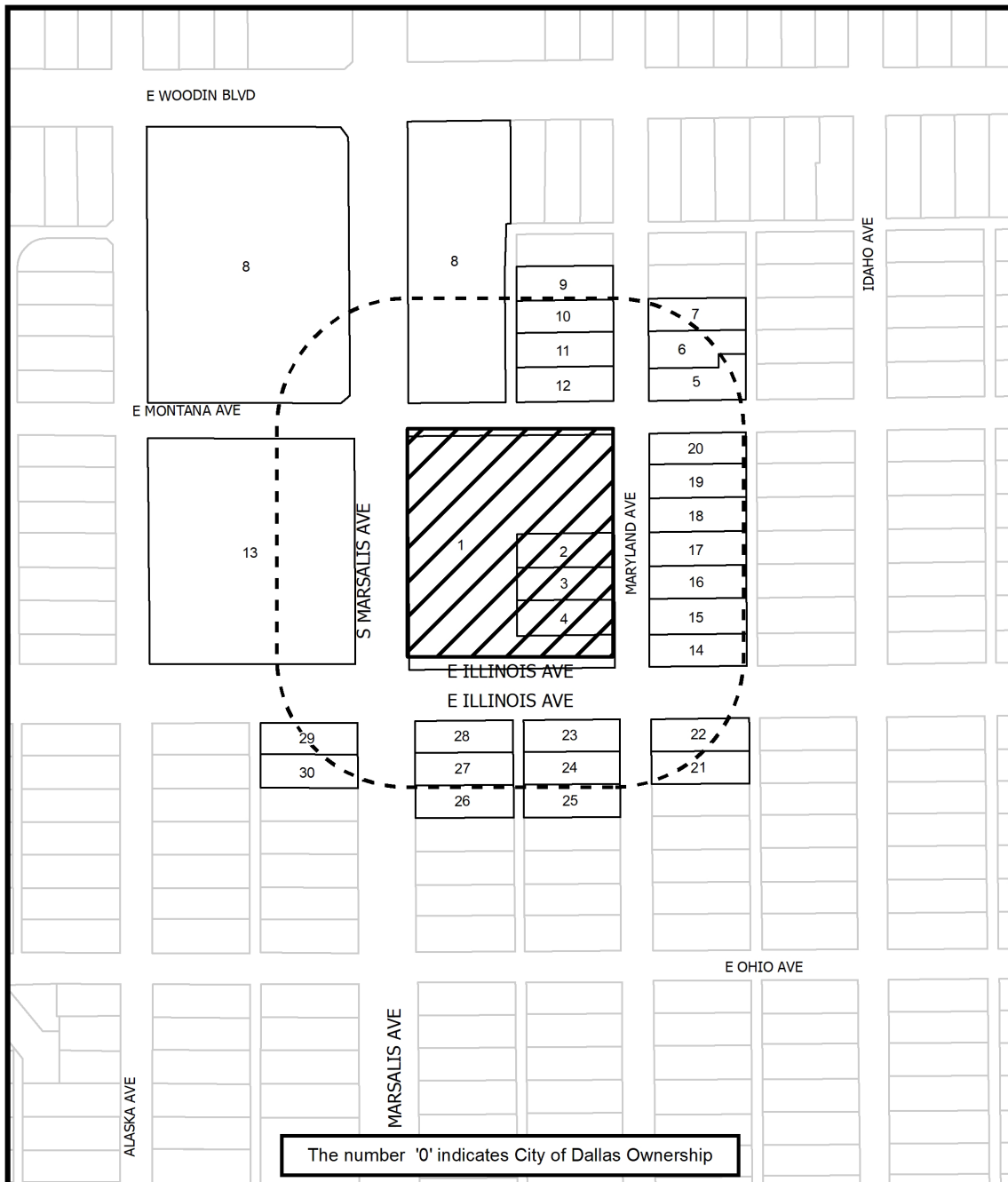
**Real Estate/ Street Name / GIS, Lot & Block Conditions:**

29. On the final plat, show the abandonment as: "Abandonment authorized by Ordinance No.\_\_\_\_\_, recorded as Inst. Nos. (Cert. ORD No.\_\_\_\_\_, QCD No.\_\_\_\_\_)". Utility Easements retained."
30. On the final plat, change "S. Marsalis Ave" to "Marsalis Avenue (FKA Summit Boulevard)".
31. On the final plat, change "East Illinois Ave" to "Illinois Avenue".
32. On the final plat, change "E. Montana Ave" to "Montana Avenue".
33. On the final plat, change "Maryland Ave" To "Maryland Avenue"
34. On the final plat, identify the property as Lot 1A in City Block 30/3652.





 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>      <b>S234-122</b>      </u> Date: <u>      <b>5/22/2024</b>      </u>
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 1:2,400	<b>NOTIFICATION</b>		Case no: <b>S234-122</b>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">30</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: <b>5/22/2024</b>

05/14/2024

## ***Notification List of Property Owners***

***S234-122***

***30 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2200 S MARSALIS AVE	CHURCH OF GOD IN CHRIST
2	2215 MARYLAND AVE	CH OF GOD IN CHRIST TNE
3	2219 MARYLAND AVE	SAINTSVILLE C O G I C
4	2223 MARYLAND AVE	CHURCH OF GOD IN CHRIST
5	811 E MONTANA AVE	GARTH CLAIREE
6	2126 MARYLAND AVE	BAKER JONATHAN W
7	2122 MARYLAND AVE	GUEL FELIPE
8	2100 S MARSALIS AVE	Dallas ISD
9	2119 MARYLAND AVE	GUEL FELIPE TORRES &
10	2123 MARYLAND AVE	TINOCO REFUGIO T & MARIA
11	2127 MARYLAND AVE	GUEL FELIPE T
12	2131 MARYLAND AVE	TEXAS NORTHEAST CHURCH
13	2215 S MARSALIS AVE	IBNI INVESTMENTS LLC
14	2226 MARYLAND AVE	MARTINEZ EDITH
15	2222 MARYLAND AVE	FRIAS MAXIMILLIANO & ELVA
16	2218 MARYLAND AVE	MORENO VERONICA
17	2212 MARYLAND AVE	CAKAJ ILIR
18	2210 MARYLAND AVE	HILL RAYMOND
19	2206 MARYLAND AVE	MILES CATHY
20	2200 MARYLAND AVE	VASQUEZ JOSE GUADALUPE & ELIA MARGARITA
21	2310 MARYLAND AVE	Taxpayer at
22	2306 MARYLAND AVE	SALAS JUAN & FELIPA
23	2307 MARYLAND AVE	JASSO ANTONIO SABAS
24	2311 MARYLAND AVE	ROCHA JOSE LUIS &
25	2315 MARYLAND AVE	MEDINA JOSE ANTONIO
26	2314 S MARSALIS AVE	Taxpayer at



05/14/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2310 S MARSALIS AVE	WALKER PATRICIA K
28	2306 S MARSALIS AVE	Taxpayer at
29	2305 S MARSALIS AVE	GUERRERO CASTILLO MELITON
30	2309 S MARSALIS AVE	MARTINEZ ARELI Y MEJIA &

