

CITY PLAN COMMISSION**THURSDAY, MARCH 2, 2023****FILE NUMBER:** S223-072**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:** 4.708-acres**MAPSCO:** 45V**APPLICANT/OWNER:** Magnolia Goodson Road, LTD.

REQUEST: An application to replat a 4.708-acre tract of land containing all of Lots 1 through 10 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.

SUBDIVISION HISTORY:

1. S223-071 is a request northwest of the present request 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. The request is scheduled for public hearing on March 2, 2023.
2. 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 The request was approved on September 6, 2018 and was withdrawn on June 3, 2021.

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/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 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Parker Street & Parnell Street *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c)*.
16. On the final plat, dedicate a minimum 10 feet x10 feet corner clip (via fee simple or street easement) at the intersection of Botham Jean Boulevard & Parker Street *Section 51A 8.602(d)(1)*

17. On the final plat, dedicate a 5 feet x 5 feet corner clip (via fee simple or street easement) at the intersection of Parker Street & Parnell Street respectively Section 51A 8.602(d)(1)
18. 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:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
21. 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.

Dallas Water Utilities Conditions:

22. 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).
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 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:

25. Prior of final plat, please show the abandonment on the plat as follows: Abandonment authorized by Ordinance No., recorded as Inst. Nos. (Cert. No., QDC No.). Utility Easements retained.
26. Prior of final plat, contact Real Estate to discuss building encroaching into the right-of-way.
27. 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)







