

CITY PLAN COMMISSION**THURSDAY, MARCH 23, 2023****FILE NUMBER:** S223-087**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Davis Street, west of Cedar Hill Avenue**DATE FILED:** February 23, 2023**ZONING:** PD 830 (Subdistrict 6)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20830.pdf>**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 0.343-acres **MAPSCO:** 54C**APPLICANT/OWNER:** TIN DIK Enterprises, Inc.

REQUEST: An application to replat a 0.343-acre tract of land containing portion of Lot 2 and all of Lots 3 through 7 in City Block A/3438 to create one lot on property located on Davis Street, west of Cedar Hill Avenue.

SUBDIVISION HISTORY:

1. S212-120 was a request southwest of the present request to replat a 0.232-acre tract of land containing part of Lots 8 and 9 in City Block 7/3197 to create one lot on property located on Davis Street, east of Van Buren Avenue. The request was approved on March 24, 2022 but has not been recorded.
2. S201-773 was a request south of the present request to replat a 1.239-acre tract of land containing all of Lots 11 through 19 in City Block 25/3145 to create one lot on property located on West Eight Street at Adams Avenue, southwest corner. The request was approved on October 21, 2021 but has not been recorded.
3. S201-772 was a request south of the present request to replat a 1.239-acre tract of land containing all of Lots 11 through 19 in City Block 25/3145 to create on lot on property located on West Eight Street at Adams Avenue southwest corner. The request was approved on October 21, 2021 but has not been recorded.
4. S189-222 was a request south of the present request to replat a 1.239-acre tract of land containing all of Lots 11 through 19 in City Block 25/3145 to create one lot on property located on the south line of Eighth Street at Adams Avenue, southwest corner; and an application to replat a 1.412-acre tract of land containing all of Lots 1 through 10 in City Block 24/3144 (4/3144 Dallas County Plat) to create three lots of areas containing 31,790 square feet, 4,279 square feet, and 25,728 square feet respectively on property located on north line of Eighth Street between Adams Street and Llewellyn Avenue. The request was approved on June 20, 2019 and was withdrawn September 23, 2021.
5. S178-152 was a request south of the present request to replat a 2.661-acre tract of land containing all of Lots 1 through 10 in City Block 4/3144 and all of Lots 11 through 19 in City Block 25/3145 to create one 1.4210-acre lot and one 1.2401-acre lot on property located on Eighth Street, between Llewellyn Avenue and Adams Avenue. The request was withdrawn on April 19, 2018.

STAFF RECOMMENDATION: The request complies with the requirements of PD 830 (Subdistrict 6); 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. On the final plat, dedicate 40 feet of right-of-way (via fee simple) from the established center line of Davis Street. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Fouraker Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
17. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
18. Comply with PD 830 City Code- per PD

Survey (SPRG) Conditions:

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

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.

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

23. On the final plat, change "West Davis Street (Highway 80)" to "Davis Street". Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, identify the property as Lot 2A in City Block A/3438. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





