

CITY PLAN COMMISSION**THURSDAY, MARCH 23, 2023****FILE NUMBER:** S223-077**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Seevers Avenue at McVey Avenue, northeast corner**DATE FILED:** February 22, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4 **SIZE OF REQUEST:** 0.344-acres**MAPSCO:** 54Z**APPLICANT/OWNER:** Mission Outreach Holiness Church

REQUEST: An application to replat a 0.344-acre tract of land containing all of Lots 11 and 12 in City Block 9/4108 to create one lot on property located on Seevers Avenue at McVey Avenue, northeast corner.

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

PROPERTY OWNER NOTIFICATION: On March 3, 2023, 28 notices were sent to property owners within 200 feet of the proposed plat.

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."

It is a policy of the city that institutional uses generally require greater land area than traditional 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 the requirements of 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/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 Seevers Avenue & McVey Avenue *Section 51A 8.602(d)(1)*
16. 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)*
17. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of McVey Avenue & the alley. *Section 51A-8.602(e)*

Survey (SPRG) Conditions:

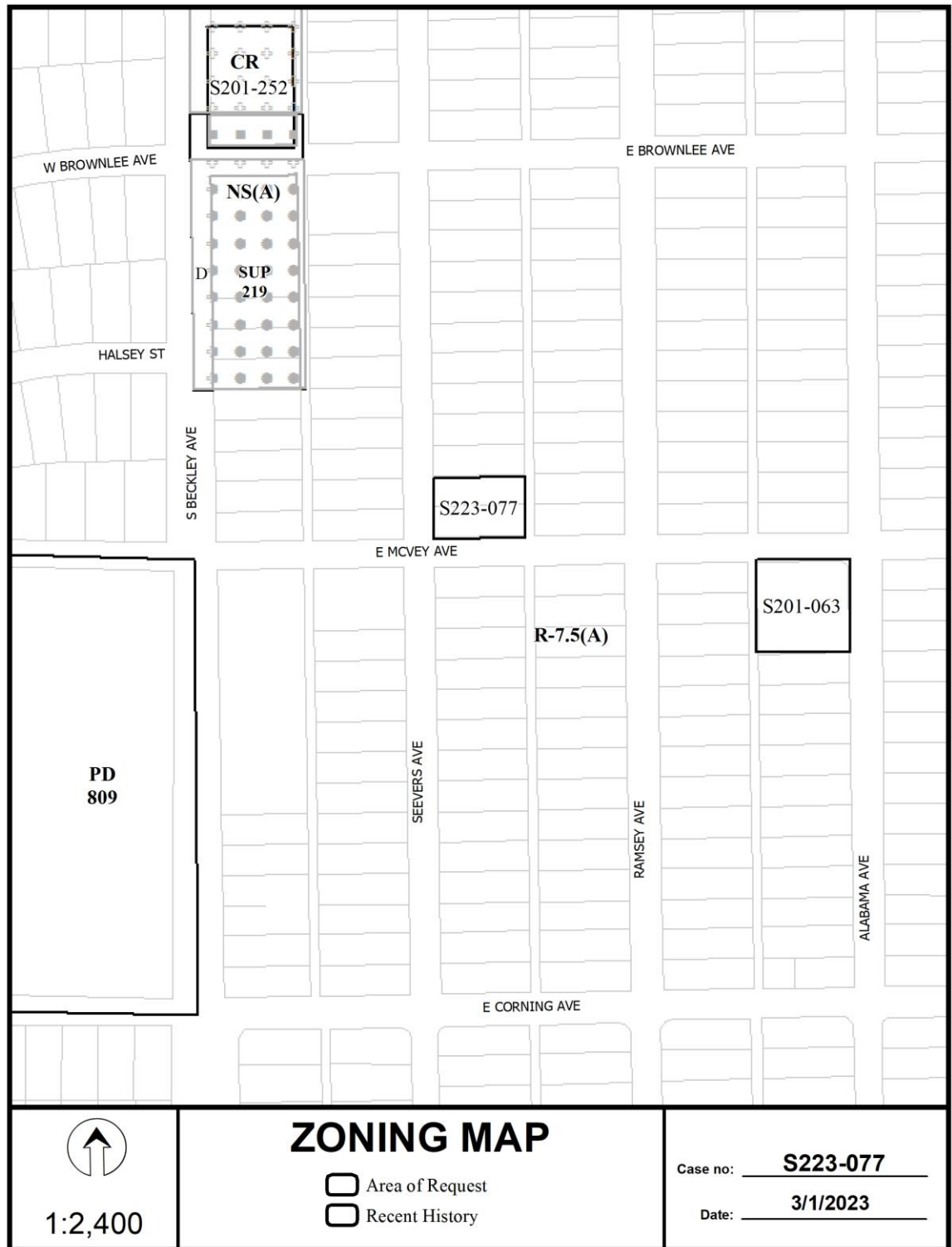
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with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

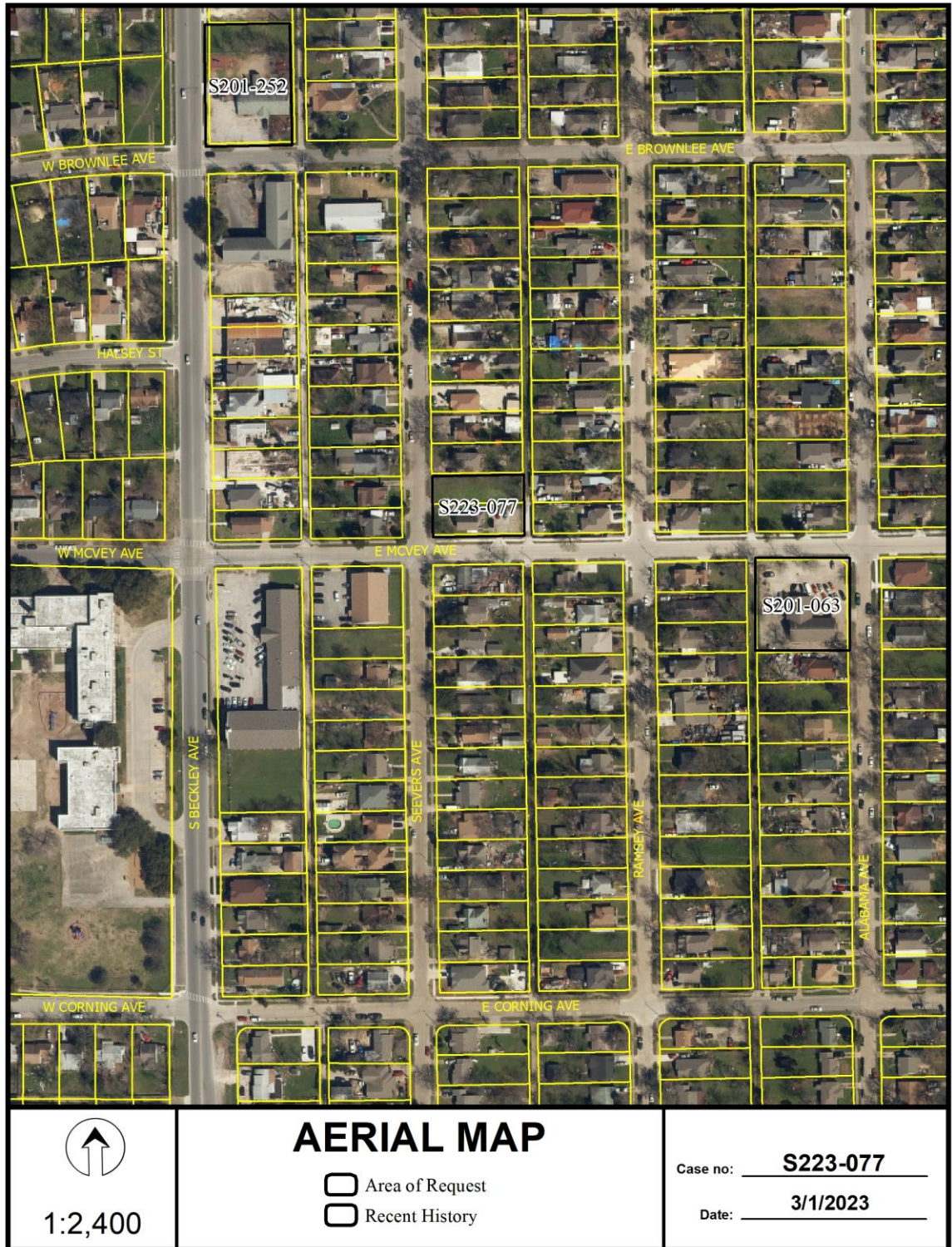
Dallas Water Utilities Conditions:

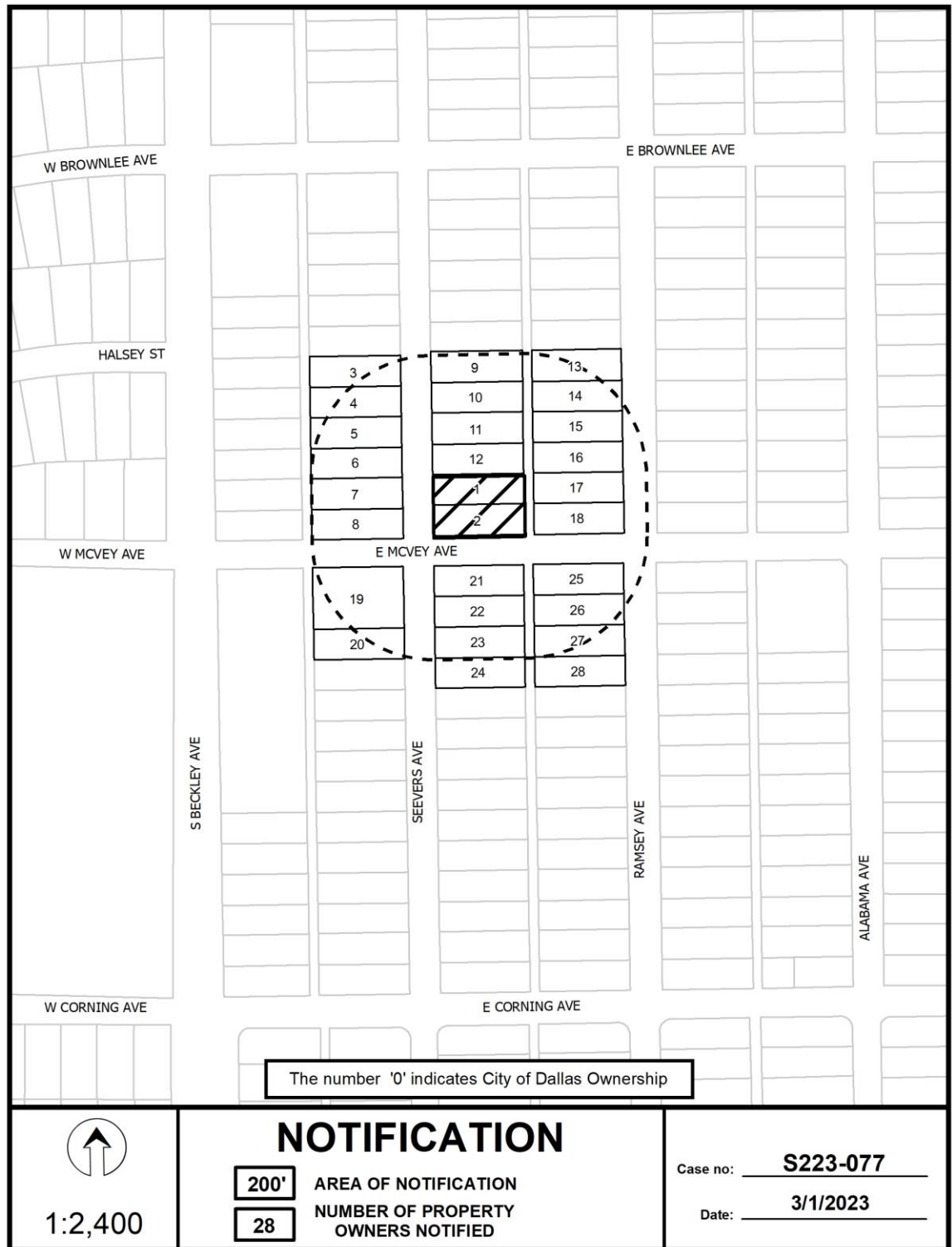
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

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

22. Prior to final plat, submit documentation to Real Estate to ensure fence located within the right-of-way of McVey Avenue is relocated onto the owner's boundary line or removed.
23. On the final plat, identify the property as Lot 11A in City Block 9/4108. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







Notification List of Property Owners

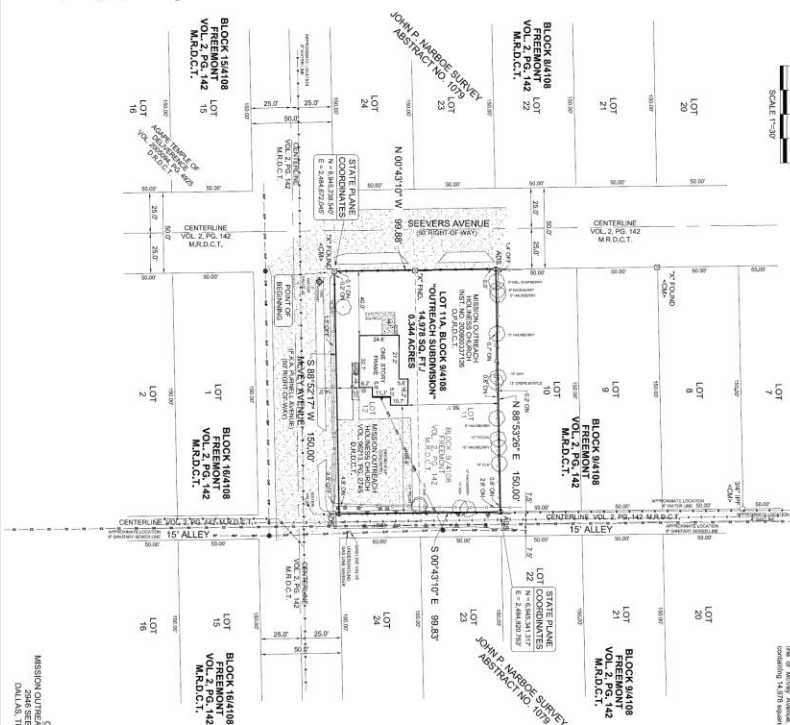
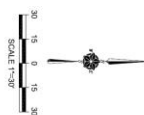
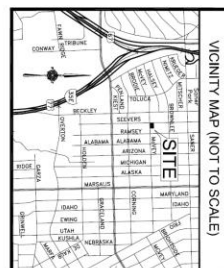
S223-077

28 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2942 SEEVERS AVE	MISSION OUTREACH HOLINESS CHURCH
2	2946 SEEVERS AVE	MISSION OUTREACH HOLINESS
3	2927 SEEVERS AVE	SIERRA JOSE LUIS JR
4	2931 SEEVERS AVE	SIERRA JOSE LUIS
5	2933 SEEVERS AVE	ALBARADO EUGENIA EST OF
6	2939 SEEVERS AVE	HERNANDEZ ALFONSO &
7	2943 SEEVERS AVE	CINECIO ELIZABETH BALTAZAR
8	2947 SEEVERS AVE	MENDOZA OSCAR &
9	2926 SEEVERS AVE	LOPEZ ROGELIO
10	2930 SEEVERS AVE	HERNANDEZ RAMON R
11	2934 SEEVERS AVE	PADRON FERNANDO M ENRIQUEZ
12	2938 SEEVERS AVE	CENTRAL MANAGEMENT PROPERTIES
13	2927 RAMSEY AVE	VAZQUEZ FRANCISCO J
14	2931 RAMSEY AVE	BROWN VANESSA
15	2935 RAMSEY AVE	Taxpayer at
16	2939 RAMSEY AVE	BYNUM PAULINE
17	2943 RAMSEY AVE	VALDEZ ROGELIO
18	2949 RAMSEY AVE	MARTINEZ JUAN H & GOMEZ JOVITA
19	3001 SEEVERS AVE	AGAPE TEMPLE OF DELIVERANCE DESOTO
20	3011 SEEVERS AVE	GUEL MANAGEMENT & REALTY
21	3002 SEEVERS AVE	GARCIA CASIMIRO T
22	3006 SEEVERS AVE	GUAJARDO OLGA
23	3010 SEEVERS AVE	TORRES ALFREDO & MARGARITA
24	3014 SEEVERS AVE	TORRES ALFREDO
25	3001 RAMSEY AVE	Taxpayer at
26	3007 RAMSEY AVE	BUSTAMANTE OCTAVIANA

02/23/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3011 RAMSEY AVE	PEREZ JOSE G & MARTHA L
28	3015 RAMSEY AVE	ACOSTA ALBERTO



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

[illegible]

OWNERS' DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

[illegible]

WITNESS MY HAND THIS _____ DAY OF _____, 2022
AMHEARST GROUP PROPERTIES

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **SYMON ROCHALETT**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

SURVEYORS STATEMENT

¹ Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirms that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers.

and Land Surveys, the City of Dallas Development Code (Ordinance No. 19435, as amended), and Texas Local Government Code, Chapter 212. I further affirm that information shown herein was either found or placed in compliance with the City of Dallas Development Code, Sections 51A-6.617 (a)(b)(c)(d) & (e), and that the digital drawing file accompanying this plot is a precise representation of this signed Final Plat.

Dated this the _____ day of _____, 2023.

GARY E. JOHNSON
Texas Registered Professional Land Surveyor No. 5229
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for this said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and under oath stated that the statements in the foregoing certificate are true.

Notary Public in and for the State of Texas

OWNER
MISSION OUTREACH HOLINESS CHURCH
2946 SEEVERS AVENUE
DALLAS, TEXAS 75216-4218

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214.340-9700 Fax 214.340-9710
tshertling@aig.com Firm No. 10169300

PRELIMINARY PLAT
OUTREACH SUBDIVISION
LOT 11A, BLOCK 9/4108
BEING A REPLAT OF LOTS 11 & 12, BLOCK 9/4108
OF FREEMONT
SITUATED IN THE JOHN P. MARBOE SURVEY,
ABSTRACT NO. 1079
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAT PLAN NO. S223.077
ENGINEERING PLAN NO. DP _____

City Plan Commission Date: 03/23/2023 35(i) **S223-077**