

CITY PLAN COMMISSION**THURSDAY, MAY 4, 2023****FILE NUMBER:** S223-127**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Pollard Street at Hearne Avenue, southwest corner**DATE FILED:** April 7, 2023**ZONING:** TH-3(A)**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.186-acres**MAPSCO:** 44S**APPLICANT/OWNER:** NLP next Level Pros, LLC

REQUEST: An application to replat a 0.186-acre (8,120 square feet) tract of land containing all of Lot 14 in City Block D/7247 to create one 6,120 square foot lot and one 2,000 square foot lot on property located on Pollard Street at Hearne Avenue, southwest corner.

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

PROPERTY OWNER NOTIFICATION: On April 17, 2023, 24 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.”

- The properties in the immediate area of the request have lot areas ranging in size from 7,053 square feet to 18,606 square feet and lot widths ranging from 50 feet to 125 feet and are zoned TH-3(A) Townhouse District. (*Please refer to the existing area analysis*)
- The request is to create two lots with lot areas of 6,120 square feet and 2,000 square feet and widths of 50 feet and 36 feet respectively.

Staff finds there is a lot pattern in the immediate area of request and request complies with the requirements of TH-3(A) Townhouse District but does not comply with the requirement of Section 51A-8.503; therefore, staff recommends denial of the request; however, should the Commission approve the request, staff recommend that the approval be 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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Pollard Street Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Hearne Avenue Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Pollard Street and Hearne Avenue Section 51A 8.602(d)(1)

Survey (SPRG) Conditions:

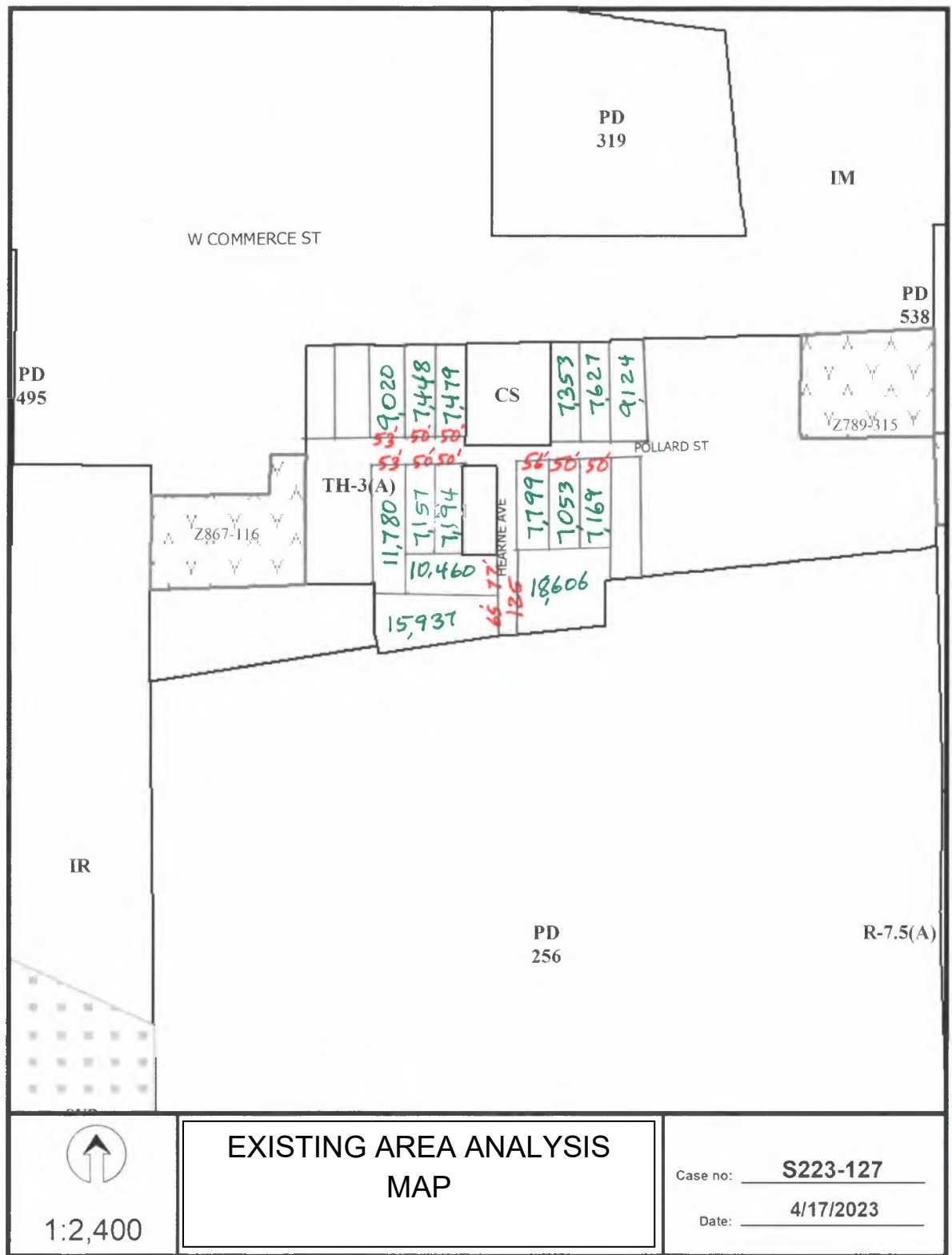
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
20. On the final plat, chose a new or different addition name. Platting Guidelines.
21. Prior to final plat, provide one legal description of overall boundary.

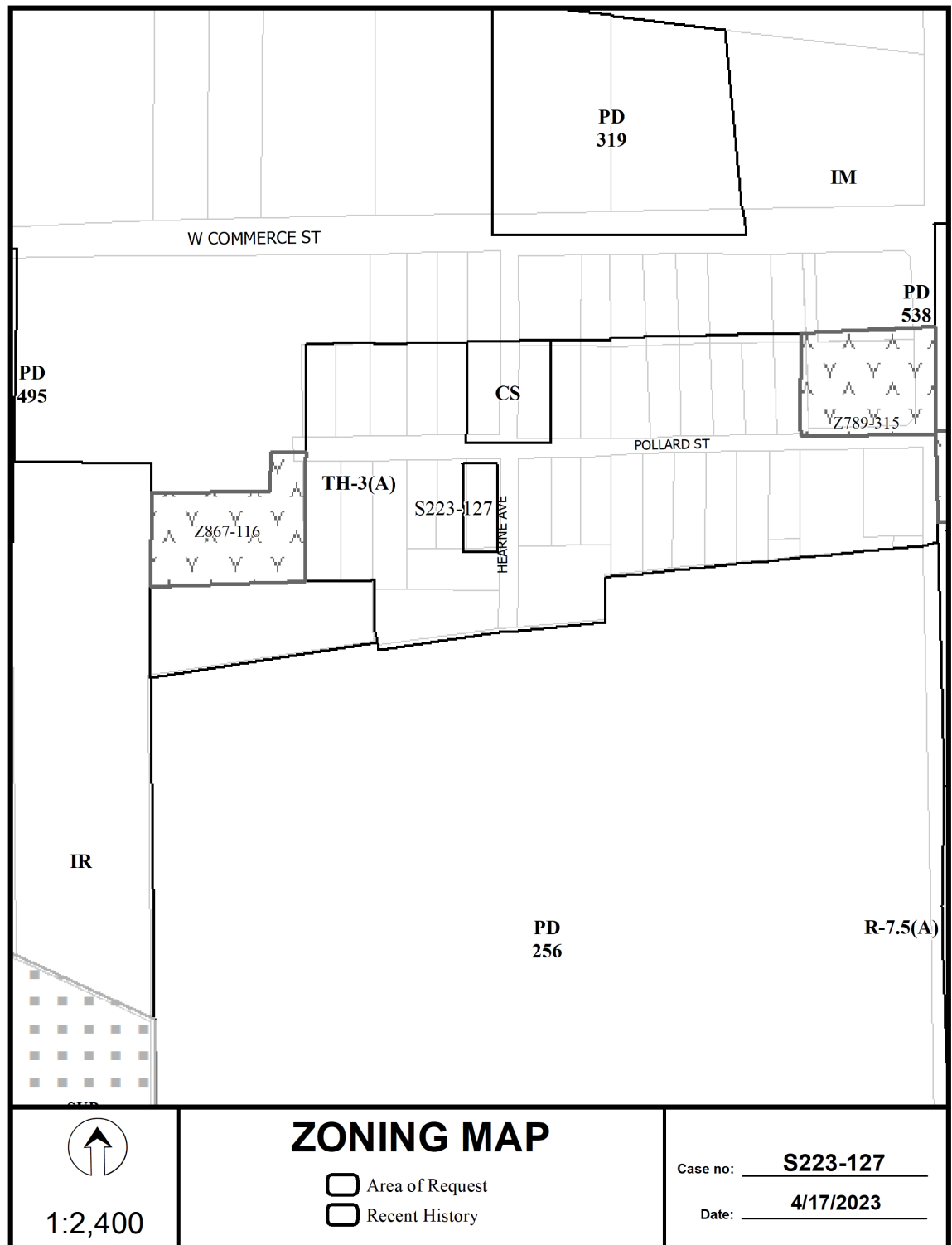
Dallas Water Utilities Conditions:

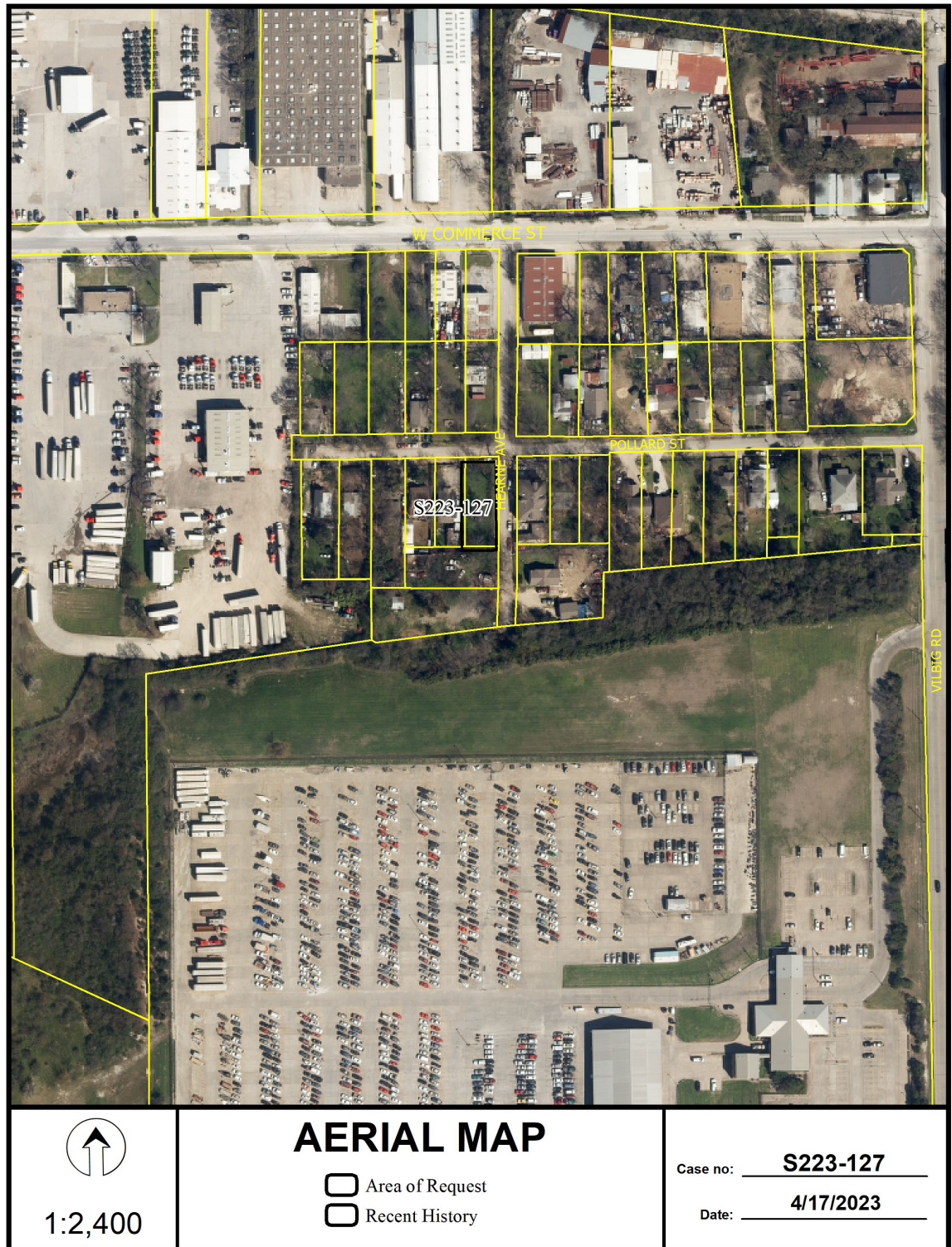
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

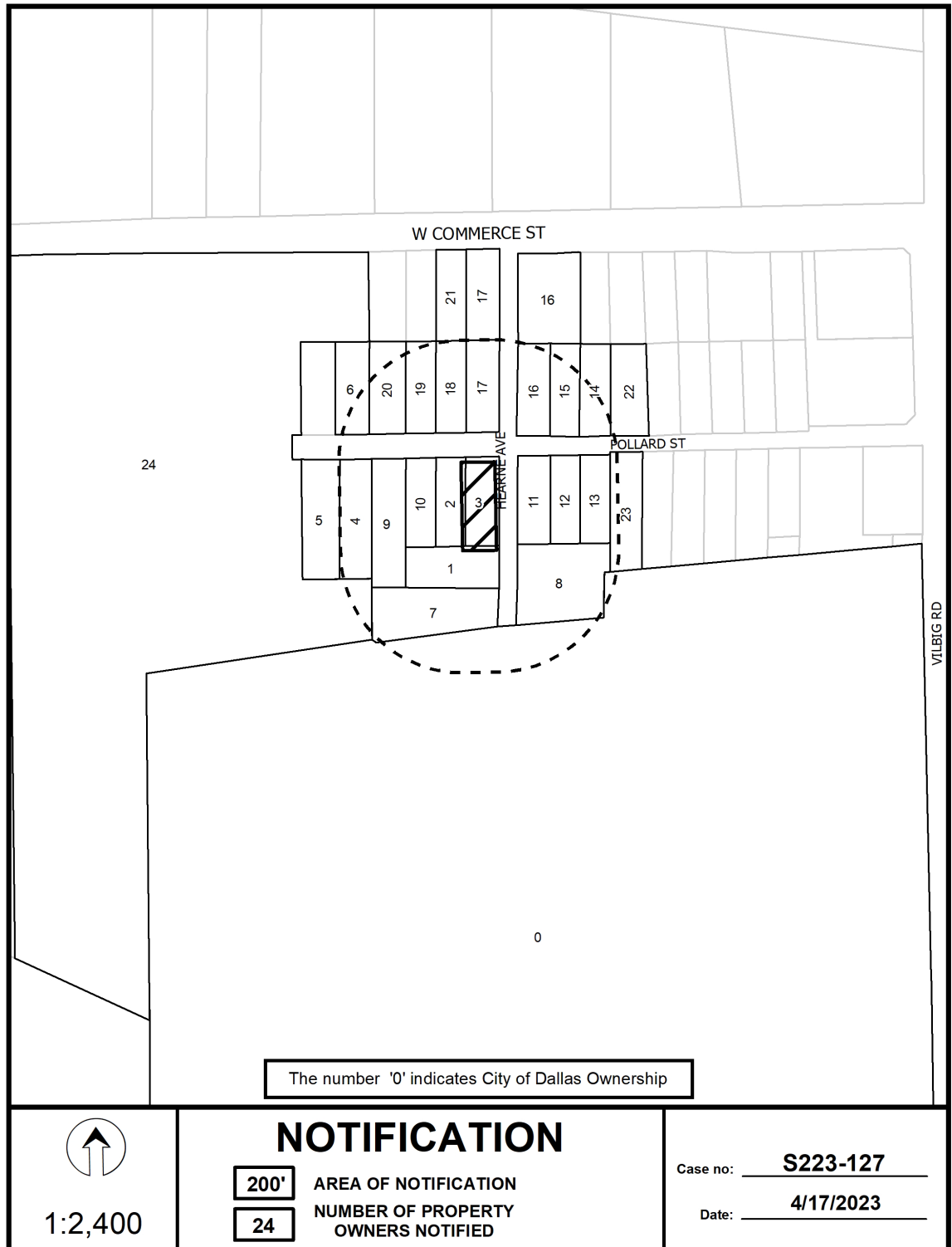
Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

23. Prior to final plat, provide evidence to Real Estate Department that fencing is no longer in the right-of-way of Hearne Avenue.
24. On the final plat, identify the property as Lots 14A and 14B in City Block D/7247. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









04/13/2023

Notification List of Property Owners

S223-127

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2003 HEARNE AVE	MACIAS ADRIAN
2	1906 POLLARD ST	QUINTANA JUAN C
3	1902 POLLARD ST	NLP NEXT LEVEL PROS LLC
4	1918 POLLARD ST	CARRIZALES HELEN
5	1922 POLLARD ST	GUERRA ELUTERIO O
6	1919 POLLARD ST	DESIERTO RONNIE
7	2001 HEARNE AVE	BUCKNER GARY
8	2004 HEARNE AVE	JAMAICA ANDRES & ESTELA
9	1914 POLLARD ST	Taxpayer at
10	1908 POLLARD ST	ZAVALA ROSA M &
11	1850 POLLARD ST	CORREA RAQUEL
12	1846 POLLARD ST	QUEVEDO OLIVIA
13	1842 POLLARD ST	SEBASTIAN PROPERTIES LLC
14	1843 POLLARD ST	VILLALOBOS SANTIAGO &
15	1847 POLLARD ST	DANIELL LOUIS ALLEN
16	2100 HEARNE AVE	COKER GENEVA H
17	1901 POLLARD ST	CLEM BRIAN ROSS
18	1907 POLLARD ST	CARRIZALES HELEN
19	1911 POLLARD ST	CADENA BETTY TRISTAN
20	1915 POLLARD ST	Taxpayer at
21	1904 W COMMERCE ST	ESTRELLO MARTIN &
22	1839 POLLARD ST	MARTINEZ ARMANDO
23	1838 POLLARD ST	TORBELLIN LORENZA L
24	1936 W COMMERCE ST	FLEETPARK COMMERCE

