

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:

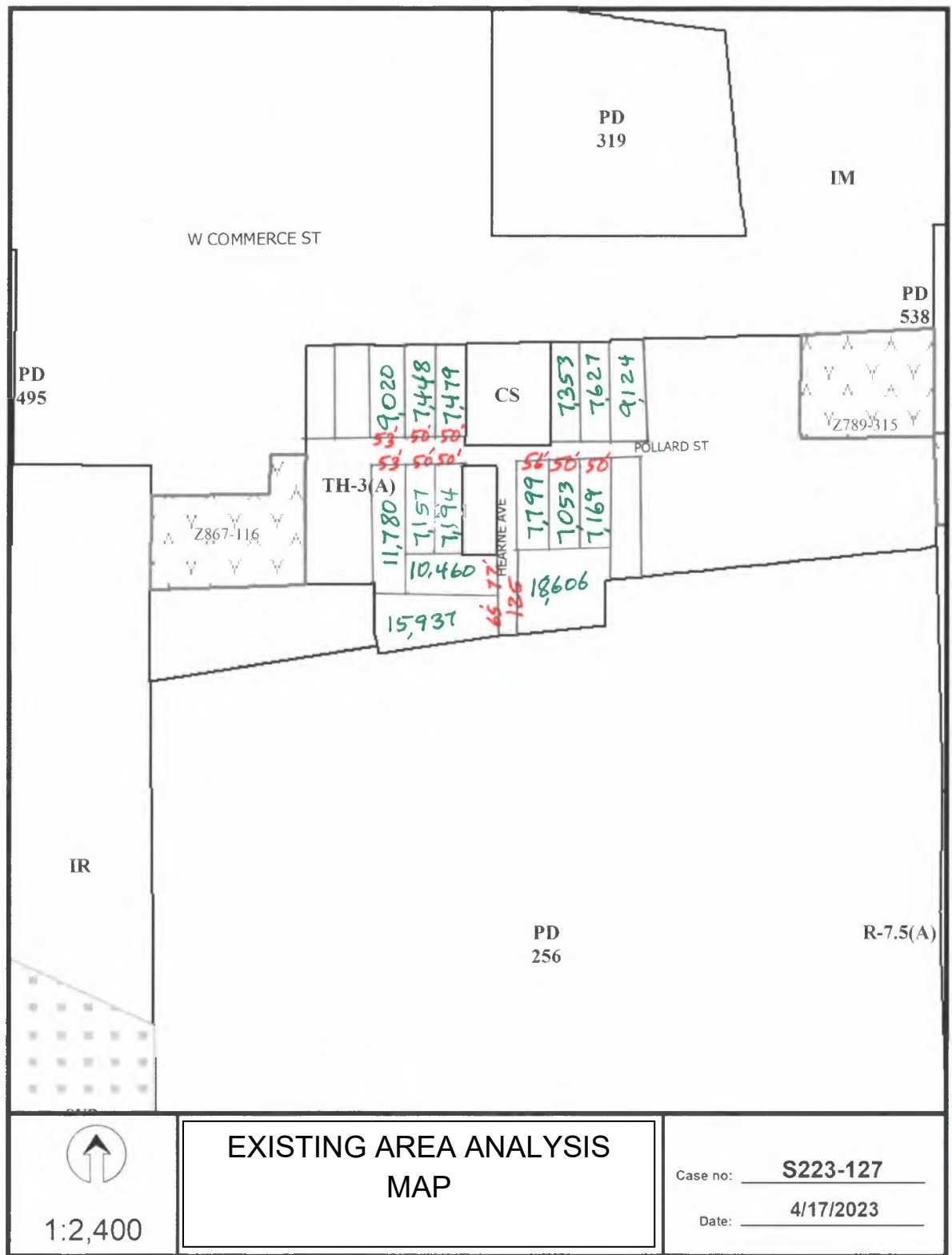
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
20. On the final plat, chose a new or different addition name. Platting Guidelines.
21. Prior to final plat, provide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

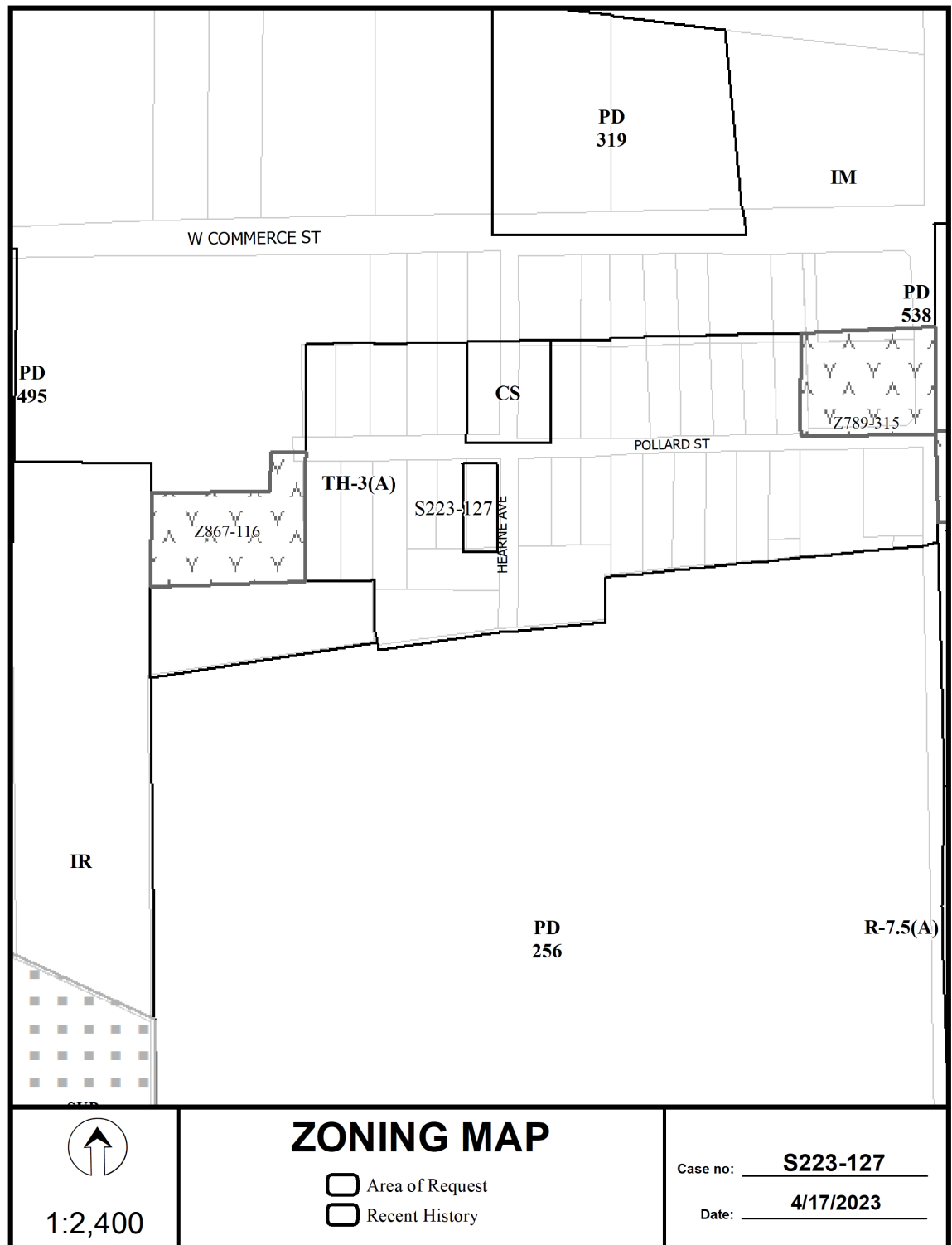
Dallas Water Utilities Conditions:

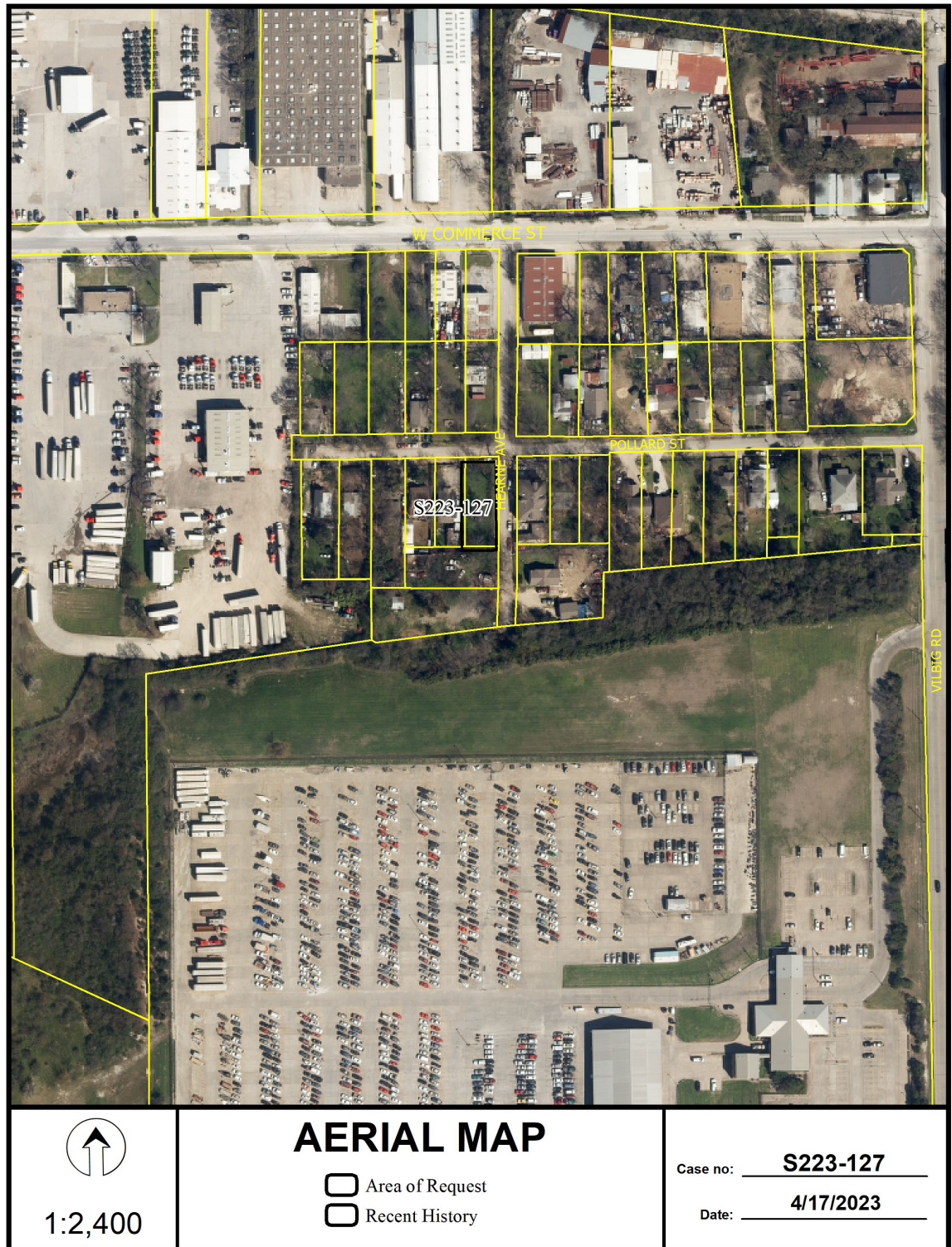
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering 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).







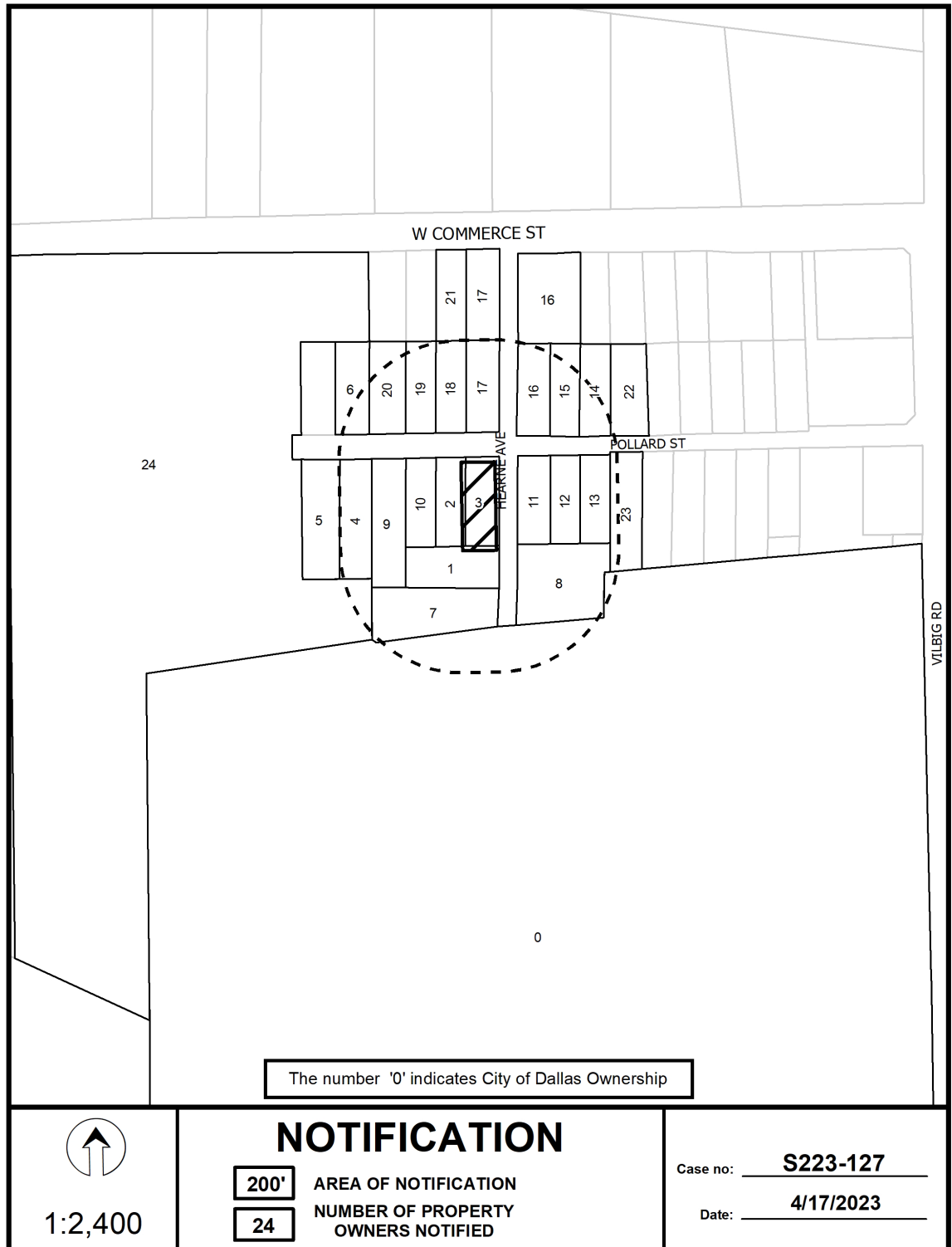
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AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S223-127**

Date: **4/17/2023**



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


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1. South Texas Daily, a Regular Professional Land Surveyor, licensed by the State of Texas, affirm that this plot was prepared under my direct supervision, I am recorded documentation, evidence collected on the ground during field operations and data, including measurements, and that this plot was prepared in accordance with the standards of the Professional Land Surveying, the City of Dallas Development Code (Ordinance 13425, as amended), and Texas Land Commission Code, Chapter 212, 1 (a) and (b) and the City of Dallas Development Code, Section 51A-5.617 (a)(3)(i) & (v), and that the signal drawing the accompanying plot is a true and accurate representation of this Signal Final Plot.

STATE OF TEXAS
COUNTY OF DALLAS

REBECCAH MCINTOSH, the undersigned authority, a history teacher in and for the State of Texas, do hereby certify that the foregoing statement was submitted to me by the person whose name is subscribed to the foregoing statement and that he executed the same for purposes and considerations as expressed.

Sent Electronically October 8, 2003
R. L. McINTOSH



_____ DAY OF _____
UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

My Commission expires _____

[illegible]

Water main and wastewater easements shall also include additional provisions to protect the public use of the public sewer. The Floodway Easement Statement on this plot, which statement is hereby adopted and accepted.

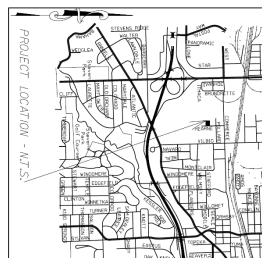
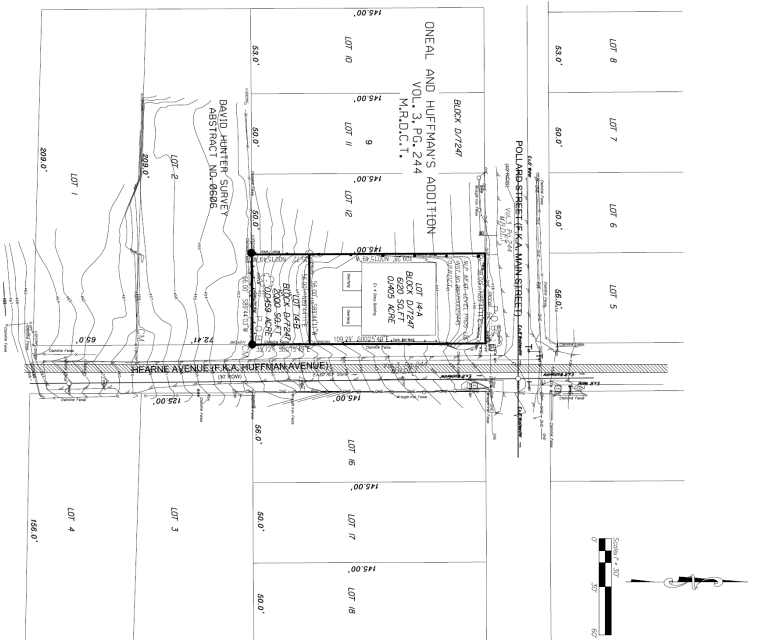
systems. Additional equipment used is also conveyed for installation and maintenance of monoliths, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional equipments herein granted shall be determined by their location as installed.

BY: _____

 LUCAS PEREZ
 STATE OF TEXAS
 COUNTY OF DALLAS
 Before me, the undersigned authority, on this day personally appeared _____, 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 and consideration and under authority therein expressed.
 Given under my hand and seal of office this _____ day of _____, 2023.

My Commission expires: _____

FIRM NO. 48113C PANEL 0340
REVISED DATE: 08/23/2001 ZONE "X"
FLOOD INFORMATION PROVIDED HEREON
IS BASED ON SCALING THE LOCATION
OF THE SUBJECT TRACT ON THE FLOOD
INSURANCE RATE MAPS. THE
INFORMATION SHOULD BE USED TO
DETERMINE FLOOD INSURANCE RATES
ONLY AND IS NOT INTENDED TO
IDENTIFY SPECIFIC FLOODING
CONDITIONS. WE ARE NOT RESPONSIBLE
FOR THE F.I.R.M.'S ACCURACY.



LEGEND	
	Water Valve
	Powerable
	Chemical
	Tree
	Yellow Cogwheel Iron Rod Fountain
	BN Set
	Mail Box
	Controlling Monument
	Points of Beginning
	Right of Way
	Red Cogwheel Iron Rod Set
	Waterwheel Monopole
	Wood Fence
	Overhead Electric
	Boundary Line
	Drainage
	Drainage
	Wrought Iron Fence
	Retaining Wall

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

S2223-1271

PRELIMINARY

REPLAT OF LOT 14

UNREAL AND HUFFMAN

DAVID HUNTER SURVEY, 1885
BLOCK D/7247 LOTS 1

CITY OF DALLAS, DALLAS :

REG. NO.	DATE	OFF.
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CHOWD HRY BH	DATE: 04/04/23	GT: A
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