

CITY PLAN COMMISSION**THURSDAY, OCTOBER 19, 2023****FILE NUMBER:** S223-254**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Olive Street and Pearl Street, at the terminus of Federal Street**DATE FILED:** September 20, 2023**ZONING:** CA-1(A)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 1.1095-acres**APPLICANT/OWNER:** Erius Propco 3, LLC

REQUEST: An application to create one 1.1095-acre lot from a tract of land in City Block 252 on property located between Olive Street and Pearl Street, at the terminus of Federal Street.

SUBDIVISION HISTORY:

1. S212-281 was a request east of the present request to replat a 1.515-acre tract of land containing all of Lot 7A and part of City Block 316 to create one lot on property located between Leonard Street and Crockett Street, northwest of Bryan Street. The request was approved on August 18, 2022 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the CA-1(A) Central Area 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:

15. 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) Section 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, all utility easement abandonments must be shown with recording information.
19. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.

20. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

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.
22. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

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

24. Prior to the final plat submittal, remove any metal fence encroachments and provide documentation to Real Estate division.
25. On the final plat, add Utility Easements retained to the closure and walkway language for the Pedestrian Walkway (formerly Federal Street).
26. On the final plat, identify the property as Lot 2 in City Block 252.





