

CITY PLAN COMMISSION**THURSDAY, MAY 2, 2024****FILE NUMBER:** S234-095**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Claibourne Boulevard, north of Singleton Boulevard**DATE FILED:** April 4, 2024**ZONING:** LI**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 21.354-acres**APPLICANT/OWNER:** AR & PR, LLC

REQUEST: An application to replat a 21.354-acre tract of land containing all of Lot 16 in City Block A/7169, all of Lots 1 through 7 in City Block B/7169, all of Lots 1 through 50 in City Block C/7169, all of Lots 1 through 27 in City Block D/7169, all of Lots 1 through 23 in City Block E/7169, all of Lots 9 through 28 in City Block F/7169, all of Lots 9 through 13 in City Block G/7169; a portion of Logan Drive, all of Marcole Street, a portion of Wilson Street, all of Lacombe Street, a portion of Lapsey Avenue, a portion of Blandy Street, portion of Alley and a portion of Dallas Power and Light company right-of-way easement, to create one lot and to remove all existing 25-foot platted building lines, on property located on Claibourne Boulevard, north of Singleton Boulevard.

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

BUILDING LINE REMOVAL: The Commission may approve a reduction or removal of the platted building lines with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) "Require a minimum front, side, or rear yard setback less than required by zoning regulation"
 - The property was platted as multiple lots with 25-foot platted building lines. The request is to combine all lots into one which requires removal of the existing platted building lines for the development. Minimum required front yard setback is 15 feet per LI Light Industrial District.
 - (ii) "Be contrary to the public interest;"
 - Notices were not sent as this is a nonresidential zoning district.
 - (iii) "Adversely affect neighboring properties; and"
 - The removal of the 25-foot platted building lines will allow for the property to develop according to LI Light Industrial District regulation and City of Dallas development code.

(IV) “adversely affect the plan for the orderly development of the subdivision.”

- The removal of the 25-foot platted building lines will not impact the adjoining properties.

STAFF RECOMMENDATION ON BUILDING LINE REMOVAL: The request is to remove existing 25-foot platted building lines. Staff finds that the request complies with the requirements of Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of the removal of the 25-foot platted building lines.

STAFF RECOMMENDATION ON REPLAT: The request complies with the requirements of the LI Light Industrial 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. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Blandy Street and Claibourne Boulevard. Section 51A 8.602(d)(1)
16. 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. Provide a turn-around per the City of Dallas Standards at the end of Pueblo Street, Blandy Street, and Wilson Street. *Section 51A-8.506(b)*
18. 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). *51A-8.606, 51A-8.608*
19. A floodway easement should be dedicated for all portions of the lot within the 100-year floodplain and must be shown on the plat and on all civil construction sheets. Furthermore, due to close proximity to levee toe, the engineering plans must be reviewed and approved by Mr. David Phan, P.E. with Dallas Water Utilities (DWU) Floodplain Management. Section 51A-8.611(d)(2)

Flood Plain Conditions:

20. On the final plat, determine the 100-year water surface elevation across this addition.
21. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement

statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V

22. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
23. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
24. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
25. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
26. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

27. Prior to final plat, submit a completed final plat checklist and all supporting documents.
28. On the final plat, show the correct recording information for the subject property.
29. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*
30. On the final plat, show distances/width across all adjoining right-of-way.
31. On the final plat, show recording information on all existing easements within 150 feet of the property.
32. On the final plat, all utility easement abandonments must be shown with the correct recording information.
33. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
34. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

35. 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.

36. 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.
37. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).

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

38. Contact Real Estate division to apply for easements and right of way abandonments.
39. On the final plat, change "Pueblo Street" to "Pueblo Street (FKA Tecumseh Street FKA Logan Street)".
40. On the final plat, change "Lapsey Avenue" to "Lapsey Street (FKA Herring Street)".
41. On the final plat, identify the property as Lot 16A in City Block A/7169.













