



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, April 9, 2020  
AGENDA

---

PUBLIC HEARING\*\*: Videoconference 1:30 p.m.

\*The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.

\*\* The City Plan Commission meeting will be held by videoconference. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure should contact the Sustainable Development and Construction Department at 214-670-4209. The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 95 and [bit.ly/cityofdallastv](https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e2ceff43aed2ae80960db251884ab3c1a):

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e2ceff43aed2ae80960db251884ab3c1a>

---

Kris Sweckard, Director  
Neva Dean, Assistant Director of Current Planning

---

**PUBLIC TESTIMONY:**

Minutes

**ACTION ITEMS:**

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S190-111**  
(CC District 7)
- An application to create three lots with area of 6,128 square feet each from a 0.422-acre (18,383 square feet) tract of land in City Block J/1486 on property located on Penelope Street, southwest of Gertrude Street.
- Applicant/Owner: Jamie Huerta  
Surveyor: Brian S. Rhodes  
Application Filed: March 12, 2020  
Zoning: PD 595 (R-5(A))  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S190-112**  
(CC District 8)
- An application to replat a 1.839-acre tract of land containing a portion of Lot 2 in City Block C/7609 to create one 0.900-acre lot and one 0.939-acre on property located on Motor City Boulevard at Lancaster Road, northwest corner.
- Applicant/Owner: Tuesday Real estate, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: March 12, 2020  
Zoning: IR  
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (3) **S190-113**  
(CC District 10)
- An application to replat a 0.888-acre tract of land containing all of Lots 7 and 7A in City Block 8412, a portion of Lot 3 in City Block 8412, and a portion of City Block 8412 to create one lot on property located on Lyndon B. Johnson Freeway / interstate Highway No. 635 at Abrams Road, southwest corner.
- Applicant/Owner: William Gaddy  
Surveyor: Arthur Land Surveying  
Application Filed: March 12, 2020  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S190-114**  
(CC District 2)
- An application to replat a 151.279-acre tract of land containing all of Lot 1 in City Block A/7939, Lot 1A in City Block A/7930, and all of tract of land in City Blocks 6067, 6068, 6373, 6374, 7930, 7931, 7932, 7933, and 7939 to create one lot on property located on Empire Central Drive at Brookhollow Road, northwest corner.
- Applicant/Owner: Brook Hollow Gulf Club  
Surveyor: Wier and Associates, Inc.  
Application Filed: March 12, 2020  
Zoning: IR  
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (5) **S190-116**  
(CC District 1)
- An application to replat a 0.236-acre tract of land containing part of Lot 3 in City Block 91/3074 to create one lot on property located on Eight Street, southwest of Denver Street.
- Applicant/Owner: 320 8<sup>th</sup>, LLC  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: March 13, 2020  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S190-117**  
(CC District 2) An application to replat a 0.263-acre tract of land containing all of Lot 9 and part of Lots 8 and 10 in City Block 6/926 to create one lot on property located on Richardson Street at Kelly Avenue, east corner.  
Applicant/Owner: Premier Level Homes Corporation  
Surveyor: Gonzalez and Schneeberg Engineers-Surveyors  
Application Filed: March 13, 2020  
Zoning: PD 317 (Subdistrict 2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S190-118**  
(CC District 2) An application to replat a 0.440-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 4/714 to create one lot on property located on Scurry Street at Burlew Street west corner.  
Applicant/Owner: Scurry Partners, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: March 13, 2020  
Zoning: PD 298 (Subarea 9) MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S190-119**  
(CC District 1) An application to replat a 2.2945-acre tract of land containing all of Lots 3, 4, 7,8, and part of Lots 6 and 10 in City Block C/3369 and all of Lot 1A in City Block C/3369 to create one lot on property located on Beckley Avenue, south of Canty Street.  
Applicant/Owner: Texas Intownhomes, LLC  
Surveyor: Kimley-horn and Associates, Inc  
Application Filed: March 13, 2020  
Zoning: PD 468 (Subdistrict E-TR4-Area 2) WMU-8  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (9) **S190-115**  
(CC District 14) An application to replat a 0.232-acre tract of land containing all of Lot 1A in City Block A/995 to create one 3,591 square feet lot and one 6,532 square feet lot on property located on Turtle Creek Circle, southwest of Park Bridge Court.  
Applicant/Owner: Jonathan Bailey  
Surveyor: O'Neal Surveying, Co.  
Application Filed: March 13, 2020  
Zoning: PD 193 (TH-3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(10) **S190-120**  
(CC District 6)

An application to replat a 1.243-acre tract of land containing all of Lots 7 and 8 in City Block J/8343 to create on lot on property located on South Navy Avenue, north on Plata Way.

Applicant/Owner: Ana L. Gomez

Surveyor: Carroll Consulting Group, Inc.

Application Filed: March 13, 2020

Zoning: R-7.5(A)

Staff Recommendation: **Denial**

---

Other Matters:

Minutes: March 26, 2020

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

None

### EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session regarding any item on this agenda when:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex. Govt. Code §551.086]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section [30.07](#), Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

**CITY PLAN COMMISSION****THURSDAY, APRIL 9, 2020****FILE NUMBER:** S190-111**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Penelope Street, southwest of Gertrude Street**DATE FILED:** March 12, 2020**ZONING:** PD 595 (R-5(A))**PD LINK:** <http://dallascityattorney.com/51P/Supp%2058/ARTICLES/ARTICLE%20595.pdf>**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 0.422-acre**MAPSCO:** 46R**APPLICANT/OWNER:** Jamie Huerta

**REQUEST:** An application to create three lots with an area of 6,128 square feet each from a 0.422-acre (18,383 square feet) tract of land in City Block J/1486 on property located on Penelope Street, southwest of Gertrude Street.

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

**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.”

- This request is residential in nature, the lots are being created from a tract of land that has never been platted before; Therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

The request complies with the requirements of PD 595 (R-5(A)) District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

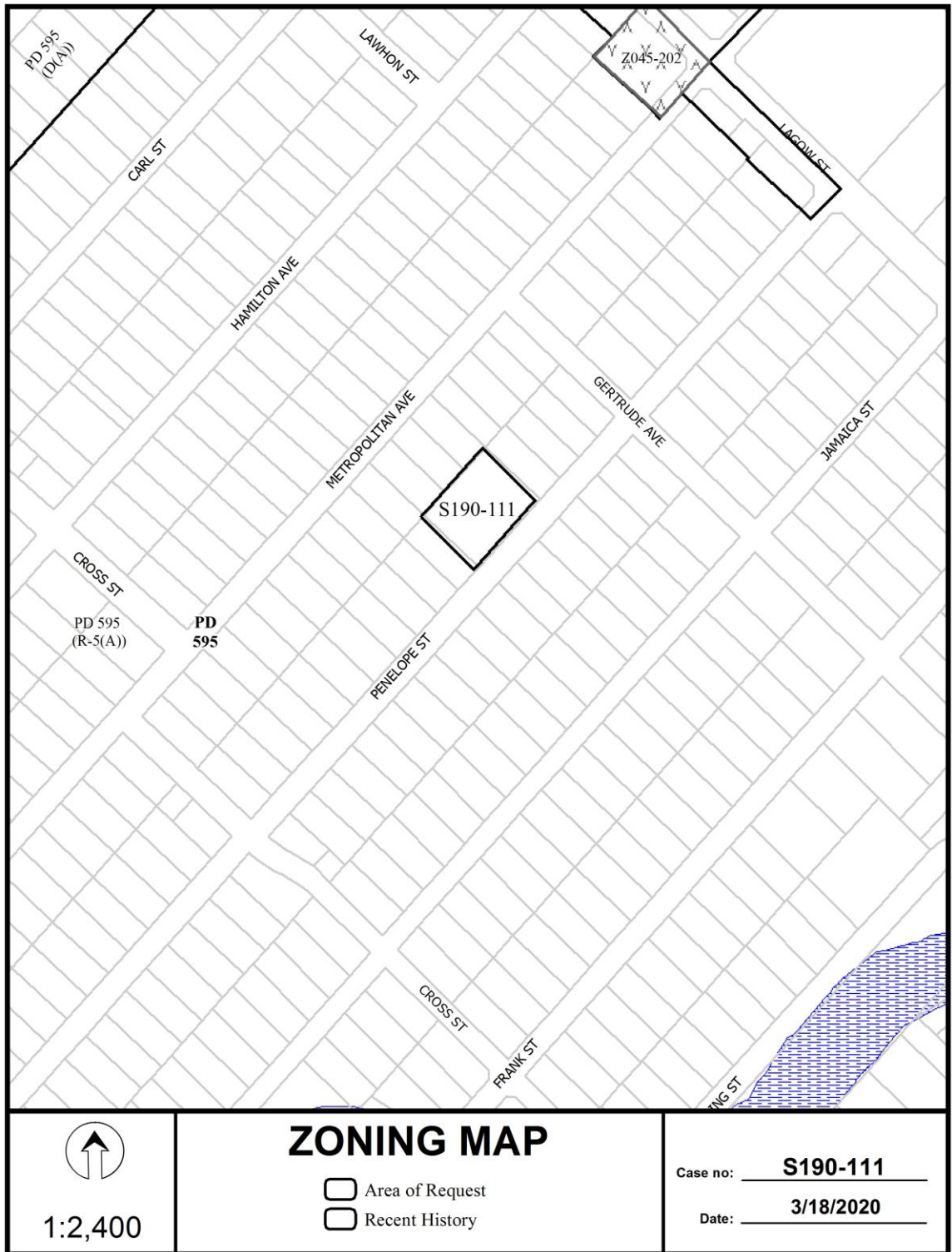
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 structure 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.

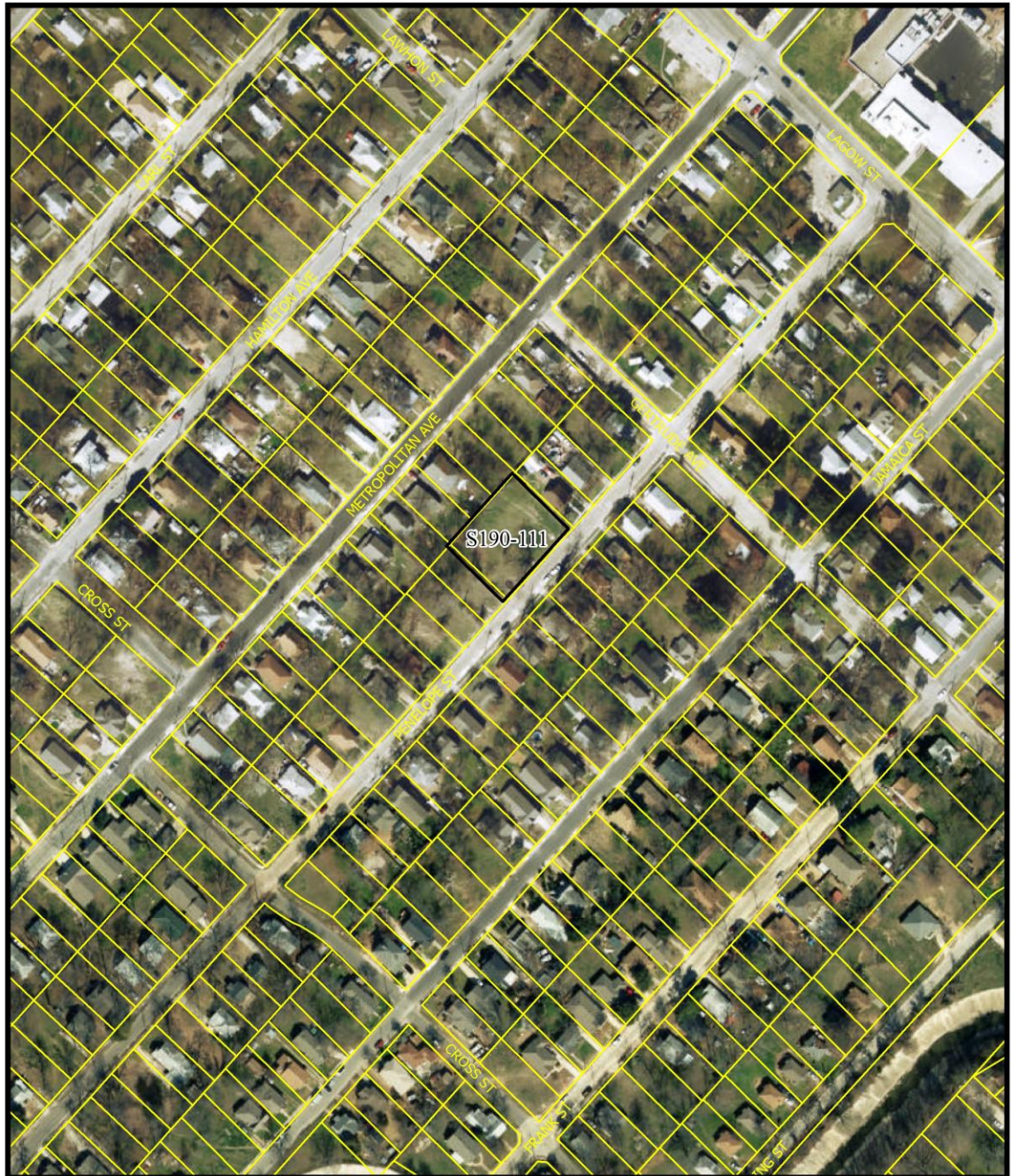


7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. 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 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 three.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval". (Note must be on plat) Section 51A-8.611(e).
14. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Penelope Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
16. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
17. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. 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).
20. 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.

21. 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.
22. On the final plat, identify the property as Lots 13 through 15 in City Block J/1846. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





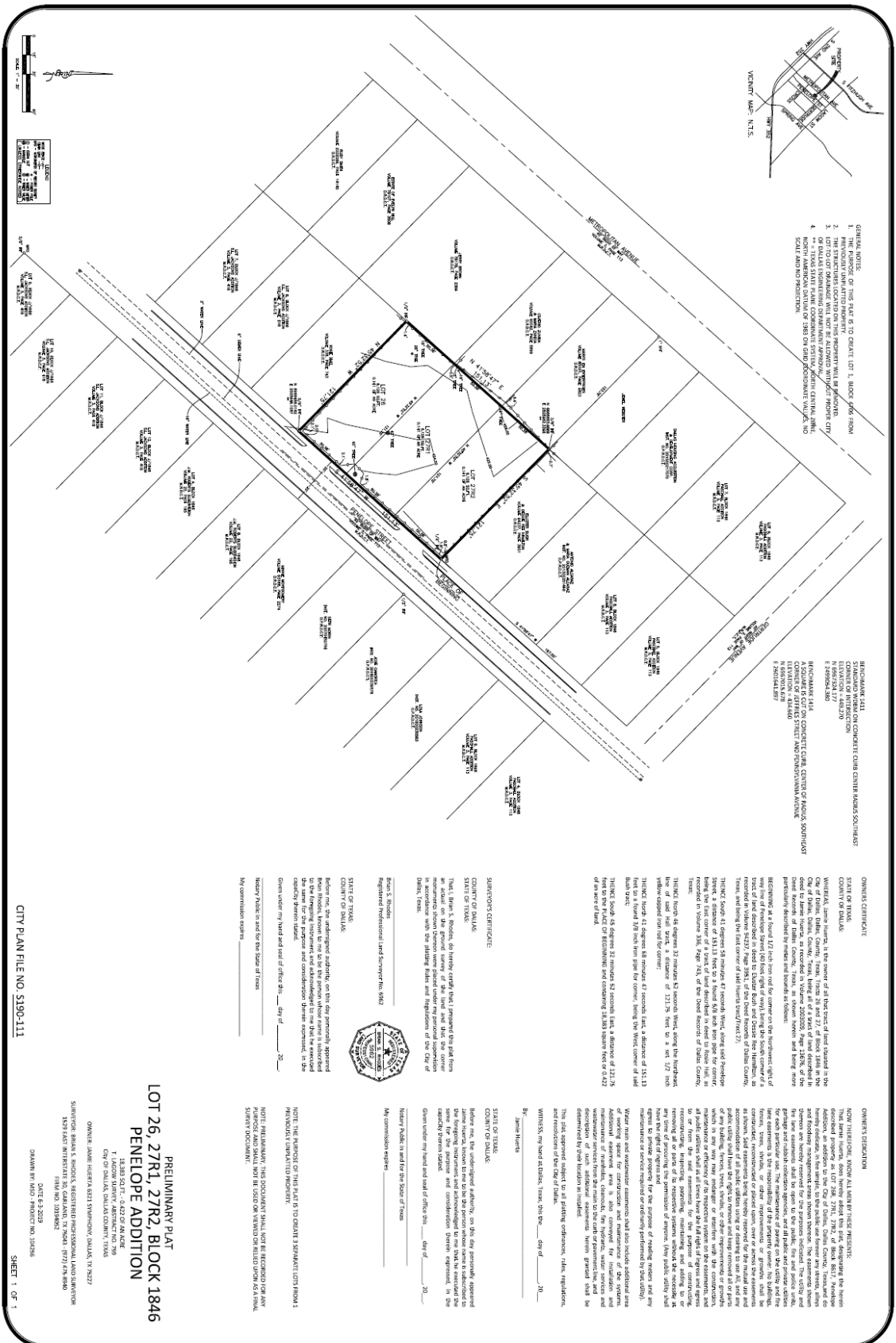
1:2,400

### AERIAL MAP

- Area of Request
- Recent History

Case no: S190-111

Date: 3/18/2020



- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAN IS TO CREATE LOT 1, BLOCK 1846 FROM THE EXISTING LOTS SHOWN ON THIS MAP.
  2. THE STRUCTURES LOCATED ON THIS PROPERTY WILL BE REMOVED.
  3. THE EXISTING DRIVEWAY SHALL BE RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
  4. THIS PLAN SHALL BE SUBJECT TO THE CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL AND NO PROTECTION.



BRICKMANN, KYLE  
 COUNTY OF INTERSECTION  
 COUNTY OF DALLAS  
 N 4801324.177  
 E 2309834.280  
 BRICKMANN, KYLE  
 COUNTY OF INTERSECTION  
 COUNTY OF DALLAS  
 N 4801324.177  
 E 2309834.280

OWNER'S CERTIFICATE  
 STATE OF TEXAS  
 COUNTY OF DALLAS  
 I, the undersigned, being the owner of all the property described in the above plat, do hereby certify that I prepared this plat from a true and correct copy of the original survey of the land and that the same is in accordance with the platting rules and regulations of the City of Dallas, Texas.  
 My commission expires \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



STATE OF TEXAS  
 COUNTY OF DALLAS  
 I, the undersigned, being the owner of all the property described in the above plat, do hereby certify that I prepared this plat from a true and correct copy of the original survey of the land and that the same is in accordance with the platting rules and regulations of the City of Dallas, Texas.  
 My commission expires \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

OWNER'S CERTIFICATE  
 STATE OF TEXAS  
 COUNTY OF DALLAS  
 I, the undersigned, being the owner of all the property described in the above plat, do hereby certify that I prepared this plat from a true and correct copy of the original survey of the land and that the same is in accordance with the platting rules and regulations of the City of Dallas, Texas.  
 My commission expires \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

OWNER'S CERTIFICATION  
 NOW BEFORE ME, JOHN ALAN BYRDE, Notary Public, State of Texas, do hereby certify that I am the duly qualified authority on this day personally examined the original survey of the land and that the same is in accordance with the platting rules and regulations of the City of Dallas, Texas. I have compared the original survey with the platting rules and regulations of the City of Dallas, Texas, and I have found that the same is in accordance with the platting rules and regulations of the City of Dallas, Texas.  
 My commission expires \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY PLAN FILE NO. 19190-111

PRELIMINARY PLAT  
 LOT 26, 27R1, 27R2, BLOCK 1846  
 PENELOPE ADDITION

OWNER: JAMES HUBERT KEEL SWAMPSON, DALLAS, TX 75227  
 13883 SQ. FT., ± 0.422 OF AN ACRE  
 1.62000 SQUARE FEET  
 1.62000 SQUARE FEET  
 SURVEYOR: BEAUL S. BROSSE, REGISTERED PROFESSIONAL LAND SURVEYOR  
 4259 LAS BRUNSWICK, DALLAS, TEXAS 75245-8900  
 DATE: 03-20-20  
 DRAWN BY: WJZ PROJECT NO. 15286

SHEET 1 OF 1

**CITY PLAN COMMISSION**

**THURSDAY, APRIL 9, 2020**

**FILE NUMBER:** S190-112

**SENIOR PLANNER:** Mohammad H. Bordbar

**LOCATION:** Motor City Boulevard at Lancaster Road, northwest corner

**DATE FILED:** March 12, 2020

**ZONING:** IR

**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 1.839-acre

**MAPSCO:** 75H

**APPLICANT/OWNER:** Tuesday Real estate, LLC

**REQUEST:** An application to replat a 1.839-acre tract of land containing a portion of Lot 2 in City Block C/7609 to create one 0.900-acre lot and one 0.939-acre on property located on Motor City Boulevard at Lancaster Road, northwest corner.

**SUBDIVISION HISTORY:**

1. S178-150 was a request northeast of the present request to replat a 1.725-acre tract of land containing part of Lot 2 in City Block 7618 to create one lot on property located on Lancaster Road at Cherry Valley Boulevard, south of Lyndon B. Johnson/Interstate Highway 20. The request was approved April 5, 2018 but has not been recorded.
2. S167-265 was a request northwest of the present request to replat a 31.525-acre tract of land containing all of Lot 1A in City Block B/7609 and part of City Block B/7609 to create one lot on property on Trippie Street between Lyndon B. Johnson Freeway and Cherry Valley Boulevard. The request was approved September 7, 2017 and recorded March 11, 2019.
3. S156-067 was a request southwest of the present request to replat a 31.592-acre tract of land containing all of Lot 1 in City Block E/7609, all of Lot 1 in City Block F/7609, and part of City Block B/7609 into three lots on property located at Trippie Street and Cedardale Road, north corner. The request was approved January 21, 2016 but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the IR Industrial Research District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

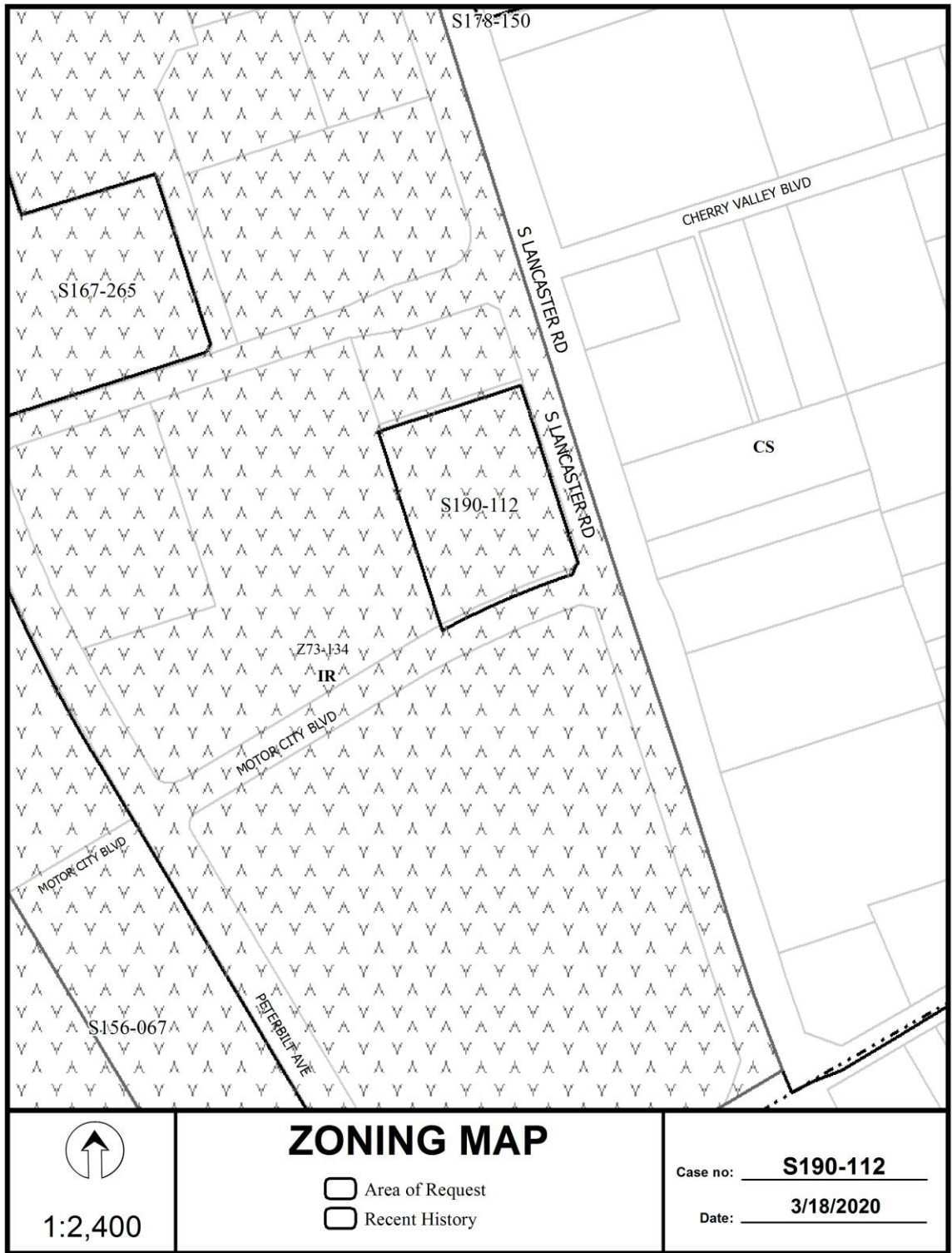
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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.

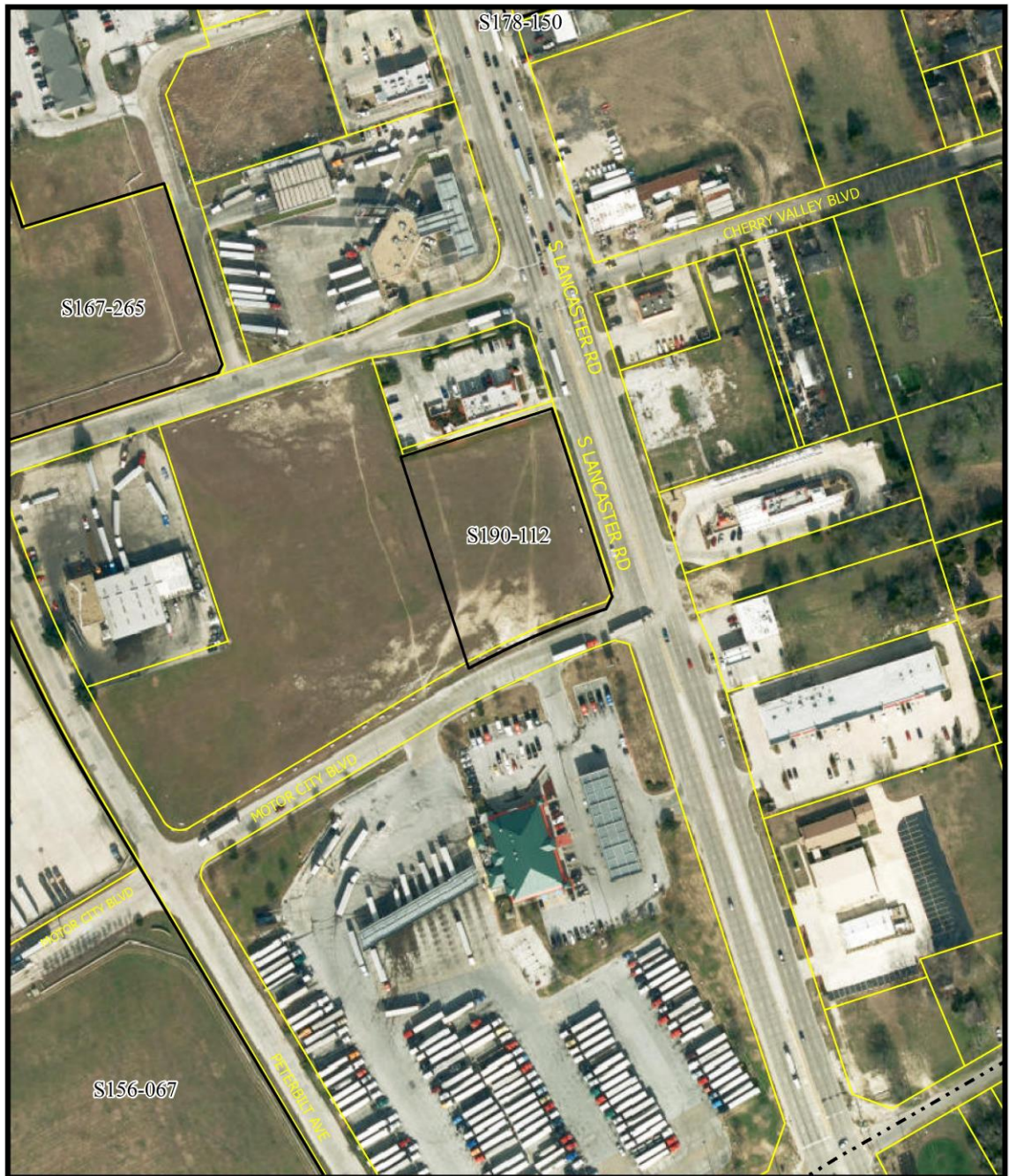
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division 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 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.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
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". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. 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).
18. 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.

19. 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.
20. On the final plat, change “Lancaster Road State Highway 342” to “Lancaster Road (State Highway No. 342)”. Section 51A-8.403(a)(1)(A)(xii)
21. On the final plat, identify the property as Lots 2A and 2B in City Block C/7609. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S190-112</b>          </u> Date: <u>          <b>3/18/2020</b>          </u>
--	---	--



**CITY PLAN COMMISSION**

**THURSDAY, APRIL 9, 2020**

**FILE NUMBER:** S190-113

**SENIOR PLANNER:** Mohammad H. Bordbar

**LOCATION:** Lyndon B. Johnson Freeway / Interstate Highway No. 635 at Abrams Road, southwest corner

**DATE FILED:** March 12, 2020

**ZONING:** MU-3

**CITY COUNCIL DISTRICT:** 10 **SIZE OF REQUEST:** 0.888-acre

**MAPSCO:** 17W

**APPLICANT/OWNER:** William Gaddy

**REQUEST:** An application to replat a 0.888-acre tract of land containing all of Lots 7 and 7A in City Block 8412, a portion of Lot 3 in City Block 8412, and a portion of City Block 8412 to create one lot on property located on Lyndon B. Johnson Freeway / Interstate Highway No. 635 at Abrams Road, southwest corner.

**SUBDIVISION HISTORY:**

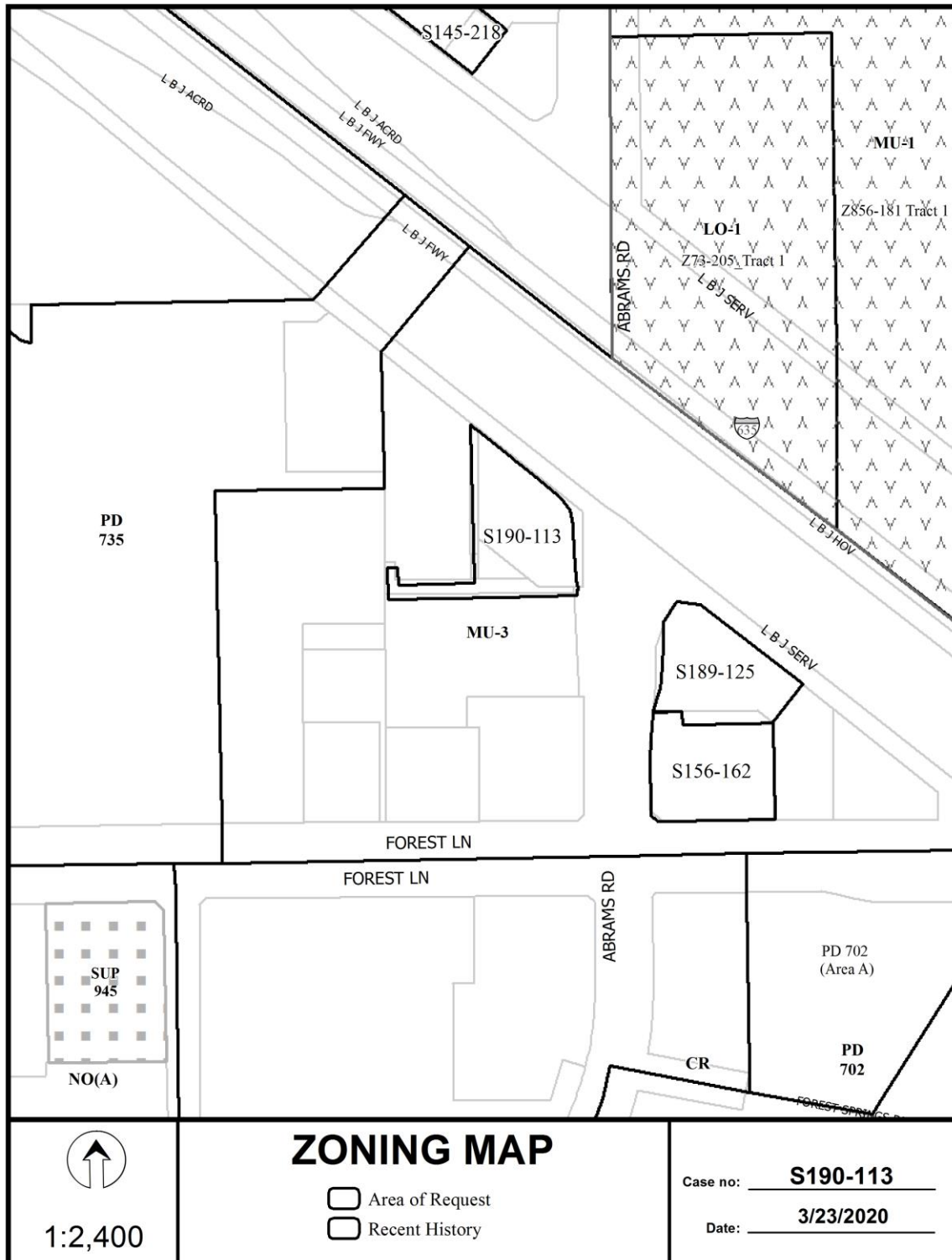
1. S189-125 was a request southeast of the present request to replat a 0.718-acre tract of land containing part of Lot 1 in City Block 8417 and part of Lot 1A in City Block 8417 to create one lot on property located on Abrams Road, north of Forest Lane. The request was approved March 7, 2019 but has not been recorded.
2. S156-162 was a request southeast of the present request to create a 0.7371-acre lot from a tract of land located in City Block 8417 on property located on Forest Lane at Abrams Road. The request was approved May 5, 2016 and recorded January 9, 2017.
3. S145-218 was a request southeast of the present request to replat a 0.507-acre tract of land containing all of Lot 3 in City Block B/8413 into one 0.124-acre lot and one 0.383-acre lot on property located on the Interstate Highway 635 Service Road, northwest of Abrams Road. The request was approved July 9, 2015 and recorded August 3, 2016.

**STAFF RECOMMENDATION:** The request complies with the requirements of MU-3 Mixed Use District; therefore, staff recommends approval of the request subject to compliance with the following 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 Sustainable Development and Construction, 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 structure 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 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.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
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". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
16. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
17. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.

19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
20. 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.
21. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Prior to final plat, remove or relocate chain link fence encroaching from Abrams Road right-of-way and provide written conformation and /or pictures to Real Estate. Real Estate release is required prior to recordation of the plat.
23. On the final plat, change “LBJ Freeway (I-635)” to “Lyndon B. Johnson Freeway / Interstate Highway No. 635”. Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, change “Abrams Road (formerly known as Old Greenville Road” to “Abrams Road (F.K.A. Old Greenville Road) (F.K.A. County Road 236)”. Section 51A-8.403(a)(1)(A)(xii)
25. On the final plat, identify the property as Lot 7B in City Block 8412. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S190-113</b>          </u> Date: <u>          <b>3/23/2020</b>          </u>
--	--	--





**CITY PLAN COMMISSION****THURSDAY, APRIL 9, 2020****FILE NUMBER:** S190-114**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Empire Central Drive at Brookhollow Road, northwest corner**DATE FILED:** March 12, 2020**ZONING:** IR**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 151.279-acre **MAPSCO:** 33Q, R**APPLICANT/OWNER:** Brook Hollow Golf Club

**REQUEST:** An application to replat a 151.279-acre tract of land containing all of Lot 1 in City Block A/7939, Lot 1A in City Block A/7930, and all of a tract of land in City Blocks 6067, 6068, 6373, 6374, 7930, 7931, 7932, 7933, and 7939 to create one lot on property located on Empire Central Drive at Brookhollow Road, northwest corner.

**SUBDIVISION HISTORY:**

1. S190-074 was a request southeast of the present request to replat a 9.337-acre tract of land containing part of City Block D/7937 to create one 5.091-acre lot, and one 4.246-acre lot on property located on Prudential Drive at Oakbrook Boulevard, southwest corner. The request was approved February 6, 2020 but has not been recorded.
2. S156-267 was a request northwest of the present request to replat a 3.684-acre tract of land containing all of Lot 2A in City Block B/6374 to create three lots ranging in size from 0.824-acre to 1.472-acres on property located at 8830 North Stemmons Freeway at Regal Row, southeast corner. The request was approved September 15, 2016 but has not been recorded
3. S156-158 was a request east of the present request to replat an 8.2179-acre tract of land containing part of Lots 5 and 6 in City Blocks 6064, 6065, and 6066 into one 3.8952-acre lot, and one 4.3227-acre lot on property located at 7955 Harry Hines Boulevard at Adeline Street, northwest corner. The request was approved May 5, 2016 and recorded July 15, 2018.
4. S156-040 was a request southwest of the present request to replat a 2.91-acre tract of land in City Block M/7940 into one 2.33-acre lot and one 0.58-acre lot on property located at 8330 Stemmons Freeway (Interstate Highway No. 35E), between Empire Central Drive and Hollow Brook Lane. The request was approved December 17, 2015 and receded January 23, 2017.

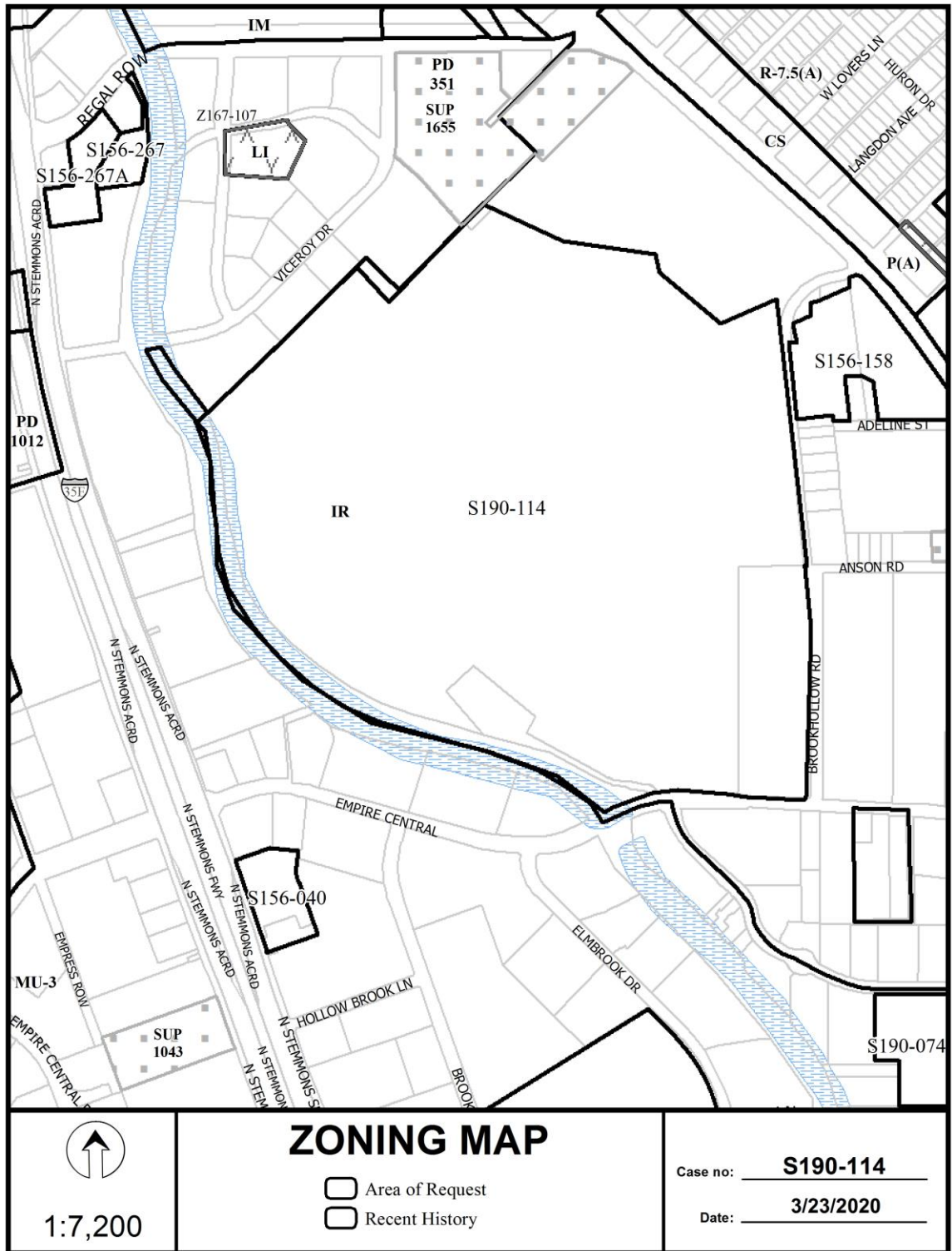
**STAFF RECOMMENDATION:** The request complies with the requirements of the IR Industrial Research District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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 Sustainable Development and Construction, 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 structure 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 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.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
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". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Brookhollow Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

16. On the final plat, a larger corner clip maybe requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip.
17. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
18. 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. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
19. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
20. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permits exists. Section 51A-8.611(d), Trinity Watershed Management.
21. 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.
22. 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).
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
24. Location is in the Nobles Branch Sump (WSE409.3). All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by the Public Works and Transportation Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. Section 51A-8.611(a)(1) through (8).
25. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. 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.
28. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
29. Prior to final plat, it is recommended to add another sheet showing the overall boundary with vicinity map and an index sheet location.

30. 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.
31. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
32. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width. 60 inches wastewater requires 50 feet of easement.
33. On the final plat, change all instances of “Empire Central Drive” to Empire Central (F.K.A. Proctor Street. Section 51A-8.403(a)(1)(A)(xii)
34. On the final plat, identify the property as Lot 1B in City Block A/7930. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).























**CITY PLAN COMMISSION**

**THURSDAY, APRIL 9, 2020**

**FILE NUMBER:** S190-116

**SENIOR PLANNER:** Mohammad H. Bordbar

**LOCATION:** Eighth Street, southwest of Denver Street

**DATE FILED:** March 13, 2020

**ZONING:** MF-2(A)

**CITY COUNCIL DISTRICT:** 1    **SIZE OF REQUEST:** 0.236-acre

**MAPSCO:** 54D

**APPLICANT/OWNER:** 320 8th, LLC

**REQUEST:** An application to replat a 0.236-acre tract of land containing part of Lot 3 in City Block 91/3074 to create one lot on property located on Eighth Street, southwest of Denver Street.

**SUBDIVISION HISTORY:**

1. S189-015 was a request northwest of the present request to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 31-lot Shared Access Area Development on property located on Neely Street, east of Crawford Street. The request was approved November 1, 2018 but has not been recorded.
2. S189-014 was a request northwest of the present request to replat a 0.377-acre tract of land containing all of Lots 1 and 2 in City Block B/3431 to create a 10 lot Shared Access Development on property located on Crawford Street at Neely Street, northwest corner. The request was approved November 1, 2018 but has not been recorded
3. S178-287 was a request northwest of the present request to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 34-lot shared access development with one common area on property located on Neely Street, east of Crawford Street. The request was approved September 6, 2018 but has not been recorded.
4. S178-251 was a request northwest of the present request to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 36-lot shared access development with one common area on property located on Neely Street at Crawford Street, northeast corner. The request was approved July 19, 2018 but has not been recorded.

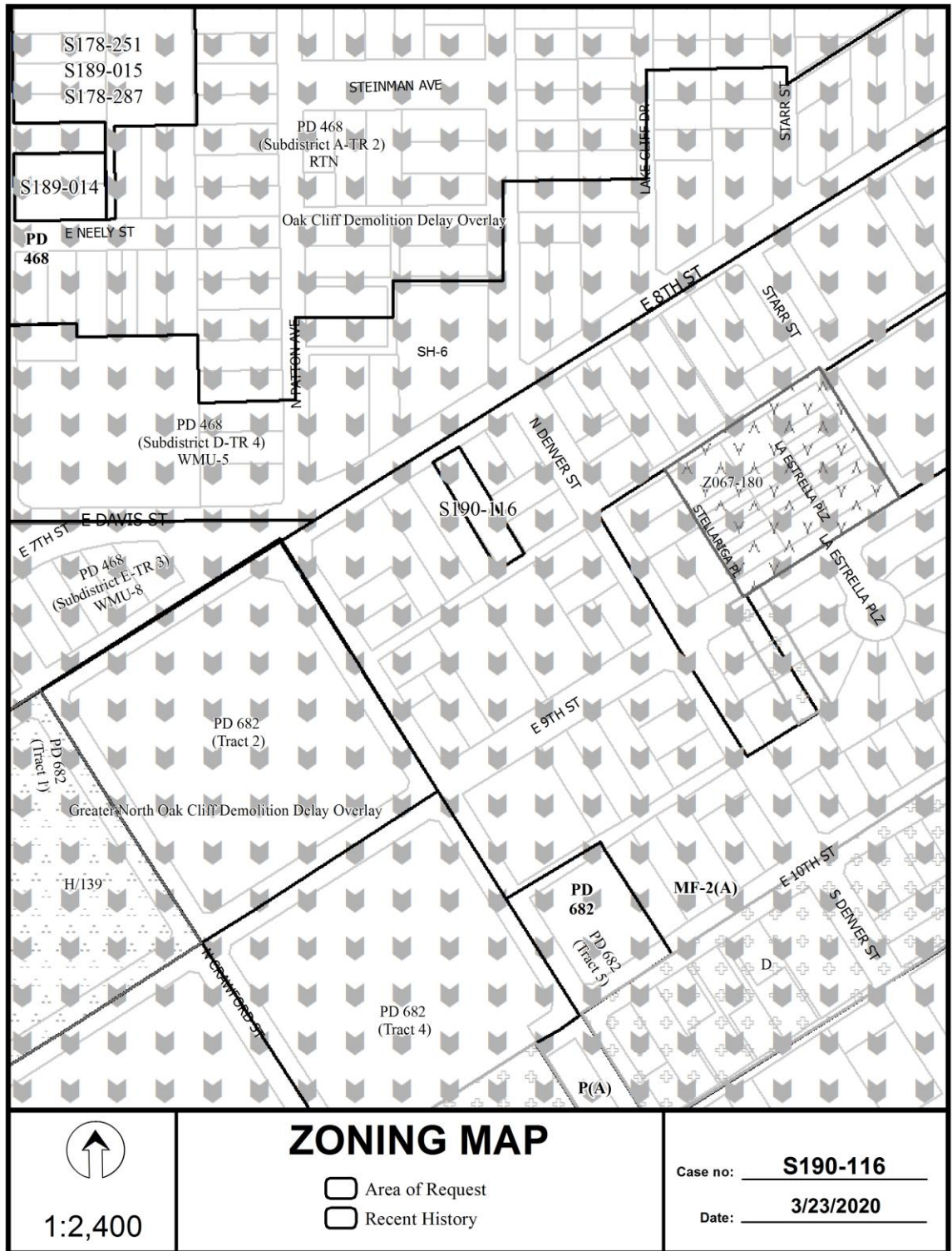
**STAFF RECOMMENDATION:** The request complies with the requirements of the MF-(A) Multi Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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 Sustainable Development and Construction, 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 structure 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 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.
12. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval". (Note must be on plat) Section 51A-8.611(e).
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non 311T). Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
14. On the final plat, show recording information on all existing easements within 150 feet of the property.
15. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
16. On the final plat, chose a new or different addition name. Platting Guidelines.

17. Prior to final plat, provide a 8.5" X 11" drawing showing distances between northeast property line and the existing structure that is depicted as 50.25' X 100',
18. 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).
19. 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.
20. 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.
21. On the final plat, change "Denver Street" to "Denver Street (F.K.A. Lake Street". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, identify the property as Lot 3A in City Block 91/3074. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S190-116</b>          </u> Date: <u>          <b>3/23/2020</b>          </u>
--	--	--



**CITY PLAN COMMISSION**

**THURSDAY, APRIL 9, 2020**

**FILE NUMBER:** S190-117

**SENIOR PLANNER:** Mohammad H. Bordbar

**LOCATION:** Richardson Avenue at Kelly Avenue, east corner

**DATE FILED:** March 13, 2020

**ZONING:** PD 317 (Subdistrict 2)

**PD LINK :** <http://dallascityattorney.com/51P/Supp%2058/ARTICLES/ARTICLE%20317.pdf>

**CITY COUNCIL DISTRICT:** 2

**SIZE OF REQUEST:** 0.263-acre

**MAPSCO:** 45V

**APPLICANT/OWNER:** Premier Level Homes Corporation

**REQUEST:** An application to replat a 0.263-acre tract of land containing all of Lot 9 and part of Lots 8 and 10 in City Block 6/926 to create one lot on property located on Richardson Avenue at Kelly Avenue, east corner.

**SUBDIVISION HISTORY:**

1. S190-087 was a request north of the present request to create a 1.893-acre Lot from a tract of land in City Block 466 on property located on Cesar Chavez Boulevard at Corinth Street, North corner. The request was approved February 20, 2020 but has not been recorded.
2. S178-067 was a request southeast of the present request to replat a 2.3577-acre tract of land containing all of Lots 1 through 8 and Lots 15 through 22 and part of Lots 9 and 10 in City Block E/873 to create one lot on property located at 2424 South Cesar Chavez Boulevard, north of Coombs Street. The request was approved January 18, 2018 but has not been recorded.
3. S167-236 was a request northwest of the present request to replat a 0.530-acre tract of land containing all of Lots 1,2, and 3 in City Block B/458 to create one lot on property located at Harwood Street and Hickory Street, south corner. The request was approved August 3, 2017 but has not been recorded.
4. S167-224 was a request northwest of the present request to replat a 0.473-acre tract of land containing all of Lots 12, 13, and 14 in City Block B/458 and portions of two abandoned alleys to create one lot on property located on Park Avenue at Lear Street, west corner. The request was approved July 20, 2017 and has not been recorded.
5. S156-290 was a request northwest of the present request to replat a 0.874-acre tract of land containing part of Lot 7, and all of Lots 8, 9, 10, and 11 in City Block 466 to create one lot on property located on Harwood Street at Corinth Street, north corner. The request was approved October 6, 2016 and has not been recorded.

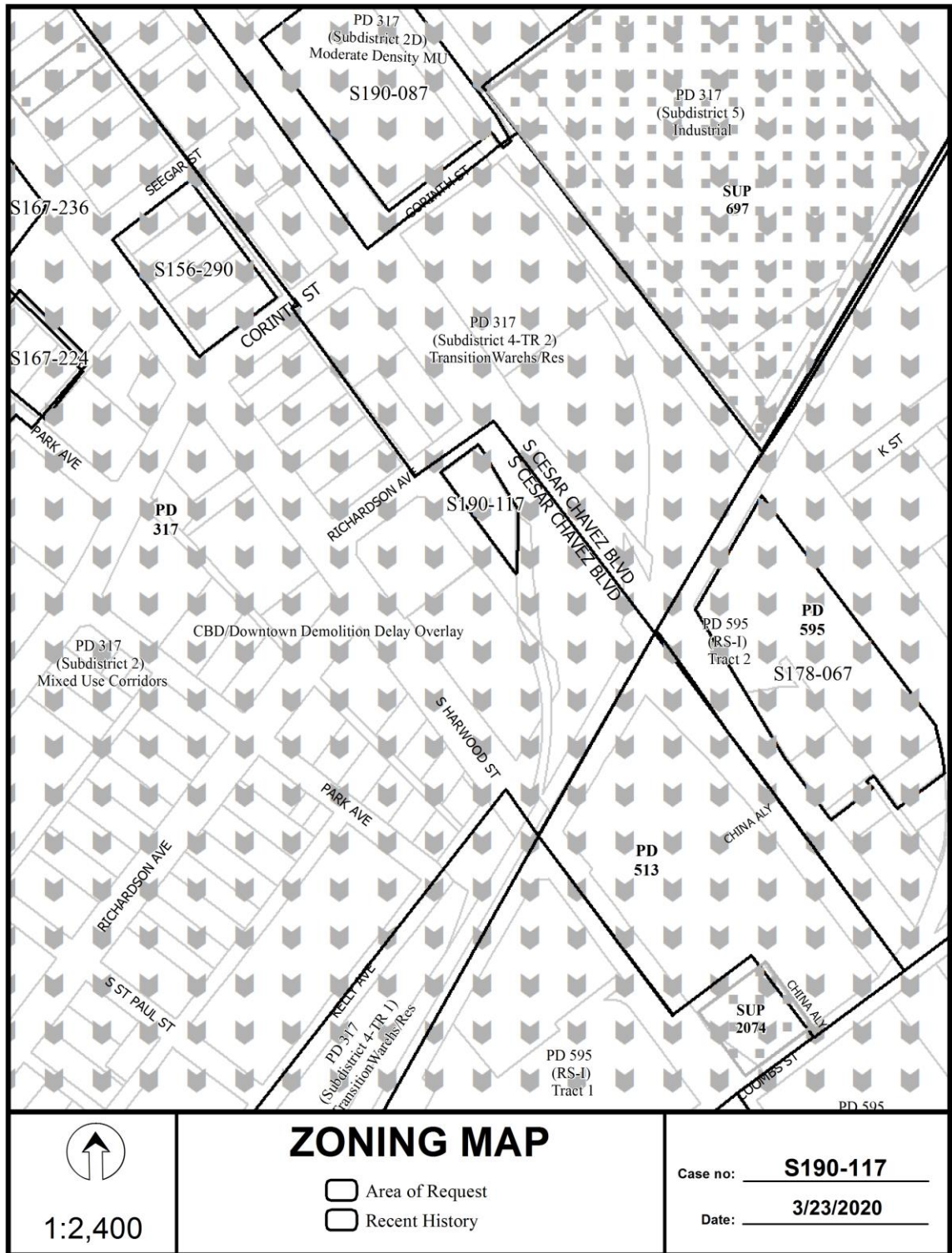
**STAFF RECOMMENDATION:** The request complies with the requirements of PD 317 (Subdistrict 2) District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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 Sustainable Development and Construction, 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 structure 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 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.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
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". (Note must be on plat) Section 51A-8.611(e).


15. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Richardson Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Kelly Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
17. On the final plat, dedicate a 5-foot by 5-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Richardson Avenue and Cesar Chaves Boulevard. Section 51A 8.602(d)(1).
18. On the final plat, dedicate a 5-foot by 5-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Richardson Avenue and Kelly Avenue. Section 51A 8.602(d)(1).
19. On the final plat, a larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip.
20. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
21. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
24. 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).
25. 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.
26. 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.
27. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).
28. On the final plat, change “Richardson Street” to “Richardson Avenue”. Section 51A-8.403(a)(1)(A)(xii)



29. On the final plat, change “Cesar Chavez Boulevard” to “Cesar Chavez Boulevard (F.K.A. Central Expressway”. Section 51A-8.403(a)(1)(A)(xii)
30. On the final plat, identify the property as Lot 8A in City Block 6/926. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S190-117</b>          </u> Date: <u>          <b>3/23/2020</b>          </u>
--	---	--



**FILE NUMBER:** S190-118**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Scurry Street at Burlew, Street west corner.**DATE FILED:** March 13, 2020**ZONING:** PD 298 (Subarea 9) MF-2(A)**PD LINK:** <http://dallascityattorney.com/51P/Articles%20Supp%2052/ARTICLE%20298.pdf>**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.440-acre**MAPSCO:** 46A**APPLICANT/OWNER:** Scurry Partners, LLC

**REQUEST:** An application to replat a 0.440-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 4/714 to create one lot on property located on Scurry Street at Burlew Street west corner.

**SUBDIVISION HISTORY:**

1. S189-274 was a request northeast of the present request to replat a 0.523-acre tract of land containing all of Lots 1 and 2 in City Block 3/713 to create one lot on property located on Carroll Avenue at Scurry Street, west corner. The request was approved August 15, 2019 but has not been recorded.
2. S189-019 was a request northeast of the present request to replat a 0.323-acre tract of land containing all of Lots 1 and 2 in City Block 2/648 to create one lot on property located on Holly Avenue between San Jacinto Street and Bryan Street. The request was approved November 15, 2018 but has not been recorded.
3. S189-002 was a request northwest of the present request to replat a 2.551-acre tract of land containing part of Lots 1 through 6, all of Lot 7 in City Block 16/647, and tract of land from Block 16/647, and a portion of an abandoned alley, to create one lot on property located on Peak Street, between Ross Avenue and San Jacinto Street. The request was approved November 1, 2018 but has not been recorded.
4. S178-091 was a request northwest of the present request to replat a 0.370-acre tract of land containing all of Lots 8, 9 and part of Lot 10 in City Block 2/650 to create one 0.066-acre lot, and one 0.304-acre lot on property located on Roseland Avenue at Ashby Street, south corner. The request was approved administratively January 26, 2019.
5. S167-290 was a request northwest of the present request to replat a 0.79-acre tract of land containing part of Lots 1, 2, and 3 in City Block 1/650 to create one lot on property located on Ross Avenue between Ashby Street and Carroll Avenue. The request has been withdrawn.
6. S167-269 was a request northwest of the present request to replat a 1.15-acre tract of land containing part of Lots 1, 2, and 3 in City Block 1/650 to create one lot on property located at 1705 Ross Avenue between Ashby Street and Carroll Avenue. The request has been withdrawn.

7. S167-105 was a request southwest of the present request to replat a 1.930-acre tract of land containing all of Lots 25 through 30, all of Lots 46 through 48, Lot 43B in City Block 14/717 and part of an abandon 20-Foot alley to create one lot on property located on McKell Street at San Jacinto Street, southeast corner. The request was approved March 2, 2017 but has not been recorded.
8. S167-087 was a request southeast of the present request to replat a 0.3575-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 1/716 to create a 10 lot Shared Access Development on property located on Burlew Street at Scurry Street, east corner. The request was approved February 16, 2017 and recorded May 2, 2019.
9. S167-018 was a request southwest of the present request to replat a 0.5049-acre tract of land containing all of Lots 7 and 8 in City Block 15/646 and a portion of a 15-foot alley into one lot on property located on San Jacinto Street between Peak Street and Haskell Avenue. The request was approved December 10, 2016 but has not been approved.
10. S156-178 was a request northeast of the present request to create one lot from a 0.680-acre tract of land in City Block 2/648 and City Block 712 on property located on Carroll Avenue east of San Jacinto Street. The request was approved April 21, 2016 and recorded December 27, 2018.
11. S145-209 was a request northwest of the present request to replat a 1.0277-acre tract of land containing all of Lot 4A, and part of Lots 1, 2, 3, and 5 in City Block 2/650 to create one lot on property located on 4301 through 4315 Ross Avenue between Peak Street and Ashby Street. The request was approved June 22, 2015 and recorded January 22, 2016.

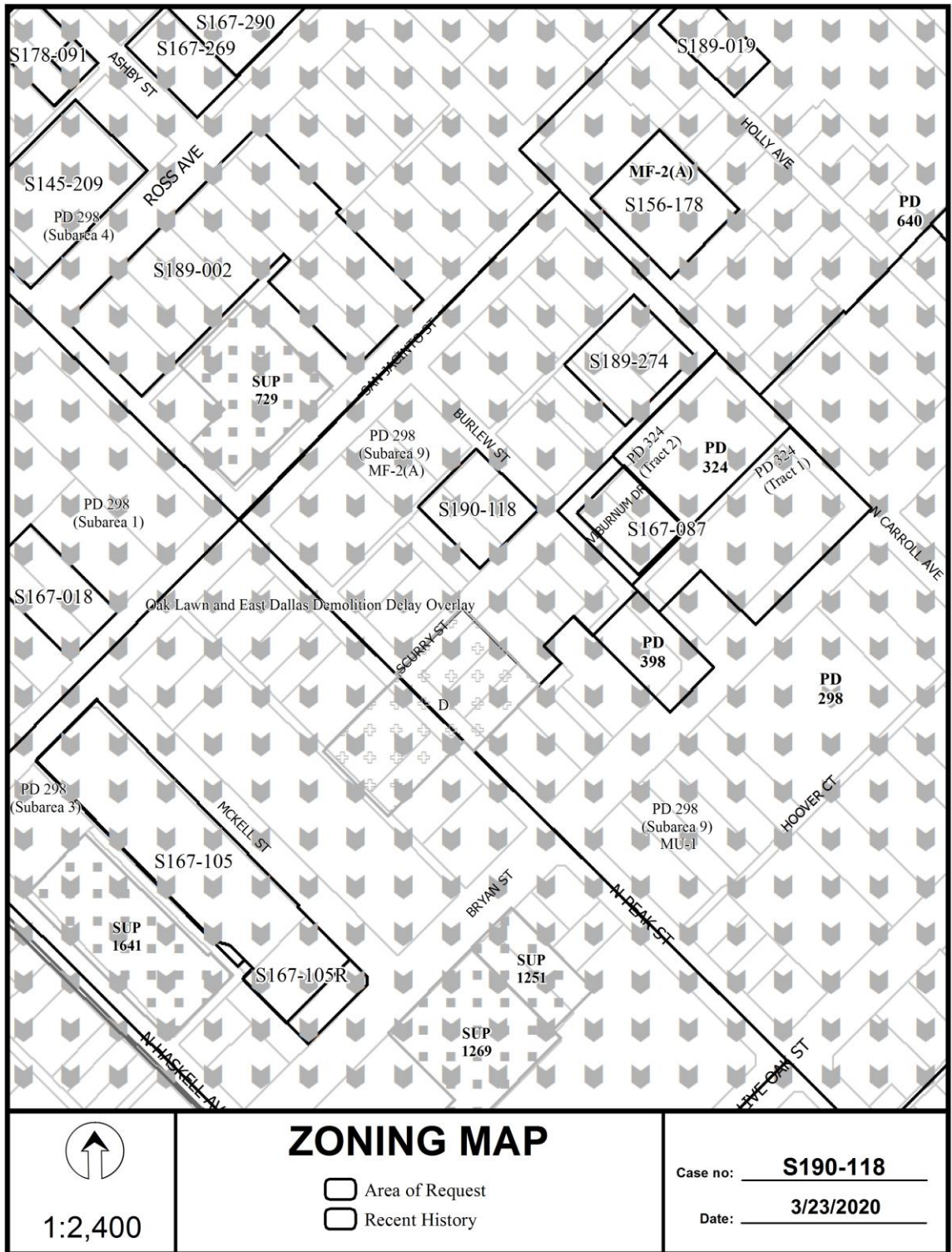
**STAFF RECOMMENDATION:** The request complies with the requirements of PD 298 (Subarea 9) MF-2(A) District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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 Sustainable Development and Construction, 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 structure 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 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.
  12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
  13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
  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". (Note must be on plat) Section 51A-8.611(e).
  15. On the final plat, dedicate 7.5 feet Right-of-Way (via Fee Simple) from the established center line of alley. 51A 8.602(c).
  16. On the final plat, dedicate 28 feet of Right-of-Way (via Fee Simple or Street Easement) from the established center line of Scurry Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
  17. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Burlew Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
  18. On the final plat, dedicate a 5-foot by 5-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Scurry Street and Burlew Street. Section 51A 8.602(d)(1).

19. On the final plat, a larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances within the area of the corner clip.
20. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Burlew Street & the alley. Section 51A-8.602(e),
21. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
24. 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.
25. Water main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. On the final plat, identify the property as 1A in City Block 4/714. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li> Area of Request</li> <li> Recent History</li> </ul>	Case no: <u>          <b>S190-118</b>          </u> Date: <u>          <b>3/23/2020</b>          </u>
--	---	--



**CITY PLAN COMMISSION****THURSDAY, APRIL 9, 2020****FILE NUMBER:** S190-119**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Beckley Avenue, south of Canty Street**DATE FILED:** March 13, 2020      **ZONING:** PD 468 (Subdistrict E-TR4-Area 2) WMU-8**PD LINK:** <http://dallascityattorney.com/51P/Supp%2056/Articles/ARTICLE%20468.pdf>**CITY COUNCIL DISTRICT:** 1      **SIZE OF REQUEST:** 2.2945-acre      **MAPSCO:** 54D**APPLICANT/OWNER:** Texas Intownhomes, LLC

**REQUEST:** An application to replat a 2.2945-acre tract of land containing all of Lots 3, 4, 7,8, and part of Lots 6 and 10 in City Block C/3369 and all of Lot 1A in City Block C/3369 to create one lot on property located on Beckley Avenue, south of Canty Street.

**SUBDIVISION HISTORY:**

1. S190-103 was a request east of the present request to replat a 0.148-acre tract of land containing part of Lot 10 in City Block C/3369 to create one lot on property located on Beckley Avenue at Neely Street, northwest corner. The request was administratively approved March 10, 2020 but has not been recorded.
2. S189-015 was a request northeast of the present request to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 31-lot Shared Access Area Development on property located on Neely Street, east of Crawford Street. The request was withdrawn October 24, 2018.
3. S189-014 was a request east of the present request to replat a 0.377-acre tract of land containing all of Lots 1 and 2 in City Block B/3431 to create a 10 lot Shared Access Development on property located on Crawford Street at Neely Street, northwest corner. The request was approved November 1, 2018 but has not been recorded.
4. S189-013 was a request east of the present request to replat a 0.712-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 4A/3431 to create a 20 lot Shared Access Area Development on property located on Neely Street at Crawford Street, northwest corner. The request was approved November 1, 2018 and recorded February 7, 2020.
5. S178-287 was a request east of the present request to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 34-lot shared access development with one common area on property located on Neely Street, east of Crawford Street. The request was denied September 6, 2018.
6. S178-286 was a request northeast of the present request to replat a 1.429-acre tract of land containing all of Lots 17, 18, and part of Lot 25 in City Block B/3432

to create a 25-lot shared access development on property located on Canty Street at Crawford Street, northeast corner. The request was approved September 6, 2018 but has not been recorded.

7. S178-251 was a request east of the present request to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 36-lot shared access development with one common area on property located on Neely Street at Crawford Street, northeast corner. The request was withdrawn July 19, 2018.
8. S167-145 was a request northwest of the present request to replat a 0.419-acre tract of land containing part of Lots 7 and 8 in City Block D/3370 to create one lot on property located on Zang Boulevard between Canty Street and Neely Street. The request was approved April 27, 2017 and recorded August 6, 2018.
9. S167-134 was a request west of the present request to replat a 0.839-acre tract of land containing part of Lots 4 and 5 and all of Lots 6 through 10 in City Block 19/3135 to create one lot bounded by Zang Boulevard, West Davis Street, North Beckley Street, and 7th Street. The request was approved April 6, 2017 and recorded August 2, 2018.
10. S156-255 was a request south of the present request to replat a 4.514-acre tract of land containing all of Lots 1 through 8 in City Block B/3368, all of Lots 3 and 4 in City Block C/3369, a portion of Lot 10 in City Block C/3369, and an abandoned portion of Neely Street between Zang Boulevard and Beckley Avenue to create 4 lots ranging in size from 0.1492-acre to 2.792-acre on property located on Davis Street at Zang Boulevard, northeast corner. The request was approved August 18, 2016. S156-255A was submitted as a phase plat and recorded November 17, 2017.
11. S156-108 was a request southwest of the present request to replat a 0.954-acre tract of land containing all of Lots 6A and 9A in City Block 12/3136 and a portion of Zang Boulevard to be abandoned to create one lot on property located on Davis Street and Seventh Street, west of Zang Boulevard. The request was approved on March 3, 2016 and recorded December 28, 2018.
12. S156-088 was a request southwest of the present request to replat a 0.596-acre tract of land containing all of Lots 3 and 4 in City Block A/3367 into a 16-lot Shared Access Development with lots ranging in size from 1,428 square feet to 1,999 square feet on property located on Elsbeth Street at Neely Street, southeast corner. The request was approved February 18, 2016 and recorded January 6, 2017.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 468 (Subdistrict E-TR4-Area 2) WMU-8 District; therefore, staff recommends approval of the request subject to compliance with the following 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 Sustainable Development and Construction, 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 structure 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 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.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
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". (Note must be on plat) Section 51A-8.611(e).

15. If the location is within PD 468, PD 595, and PD 887 then it must comply with form District Article XIII set forth in City Code 51A-13.
16. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. 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).
20. 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.
21. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
23. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).
24. Prior to final plat, provide written conformation and/or pictures to Real Estate that fence encroachment shown along Neely Street and Zang Boulevard has been removed. Real Estate release is required.
25. On the final plat, update ownership for Lot 1A, per special warranty Deed to Texas Intownhomes, LLC Inst. No. 201700000804.
26. On the final plat, change “W. Neely Street” to “Neely Street”. Section 51A-8.403(a)(1)(A)(xii)
27. On the final plat, identify the property as Lot 1B in City Block C/3369. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







  
 1:2,400

**AERIAL MAP**

Area of Request  
 Recent History

Case no:           **S190-119**            
 Date:           **3/23/2020**



**CITY PLAN COMMISSION****THURSDAY APRIL 9, 2020****FILE NUMBER:** S190-115**SENIOR PLANNER:** Mohammad Bordbar**LOCATION:** Turtle Creek Circle, southwest of Park Bridge Court**DATE FILED:** March 13, 2020**ZONING:** PD 193 (TH-3)**CITY COUNCIL DISTRICT:** 14    **SIZE OF REQUEST:** 0.232 -acre**MAPSCO:** 45B**OWNERS:** Jonathan Bailey

**REQUEST:** An application to replat a 0.232-acre tract of land containing all of Lot 1A in City Block A/995 to create one 3,591 square feet lot and one 6,532 square feet lot on property located on Turtle Creek Circle, southwest of Park Bridge Court.

**SUBDIVISION HISTORY:**

1. S190-095 was a request southwest of the present request to replat an 8.6928-acre tract of land containing part of City Blocks 1/945-1/2, 2/945-1/2, 945-1/2, C/940, and part of Lot 2 in City Block 1/998 to create one 3.3721-acre lot and one 5.3208-acre lot on property located on Maple Avenue at Wolf Street, southwest corner. The request was approved March 5, 2020 but has not been recorded.
2. S189-063 was a request north of the present request to create one 1.521-acre lot, one 1.908-acre lot, and one 2.110-acre lot from a 5.539-acre tract of land in City Block 11/1017, 1026, and 1027 on property located on Turtle Creek Boulevard at the terminus of Park Ridge Court. The request was approved August 15, 2019 but has not been recorded.
3. S178-053 was a request south of the present request to create a 0.741-acre lot from a tract of land located in City Block 1005 on property located on Routh Street at Woodrow Street, west corner. The request was approved April 19, 2019 and recorded April 4, 2019.
4. S156-191 was a request north of the present request to create one lot from a 5.539-acre tract of land located in City Blocks 11/1017, 1026, and 1027 on property located at Turtle Creek Boulevard between Oak Lawn Avenue and Cedar Springs Road. The request was approved June 2, 2016 and withdrawn July 1, 2019.

**PROPERTY OWNER NOTIFICATION:** On March 25, 2020, 97 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 to the north and northwest of the request are undeveloped land and are in flood plan.

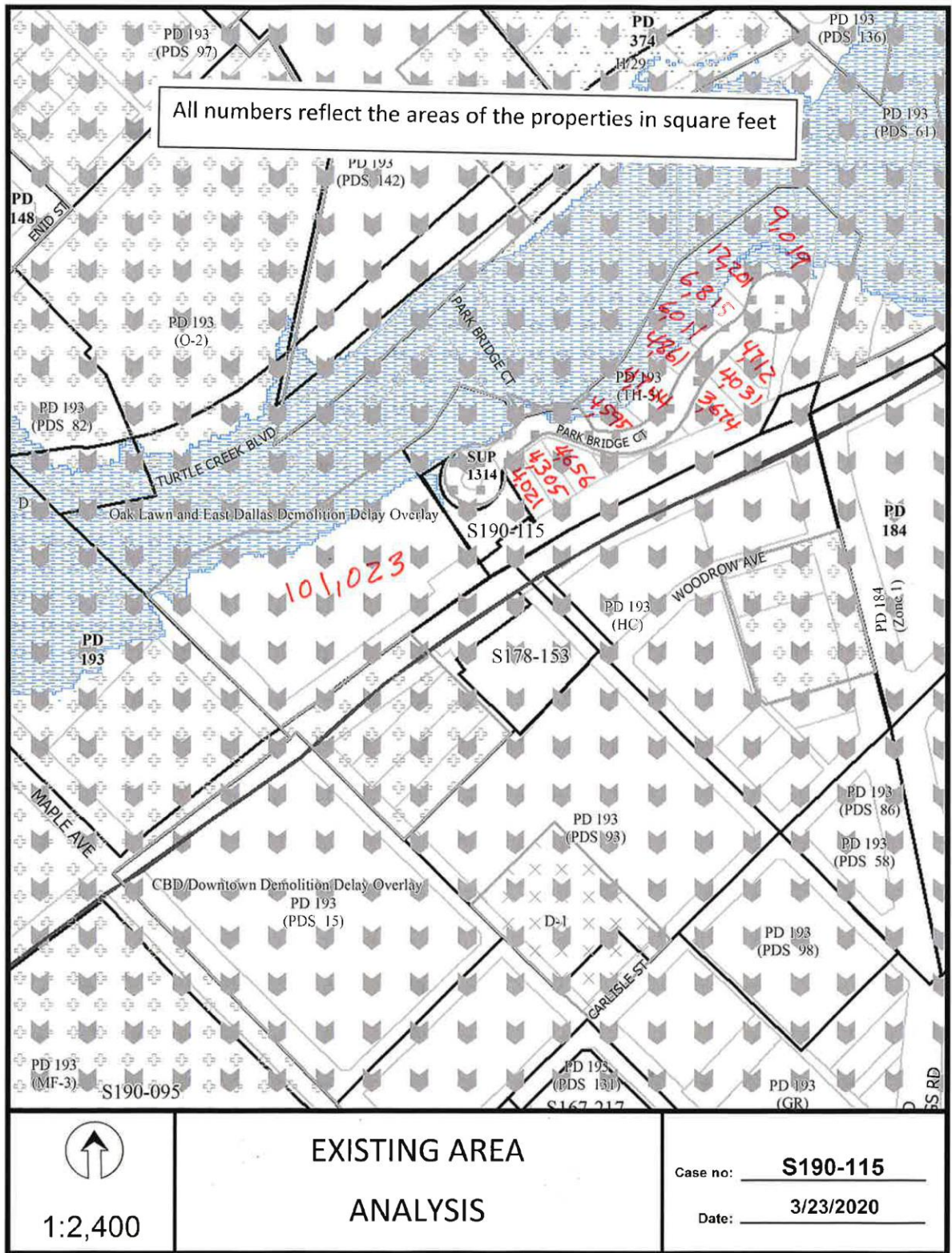
- The other properties in this subdivision to the northeast have widths ranging from 29.59 feet to 80 feet and area ranging in size from 3,674 square feet to 12,201 square feet. *(please refer to the existing area analysis map)*
- The property to the southwest of the request is a developed parcel with a multi-family structure and area of 101,023 square feet and zoned MF-3 . *(please refer to the existing area analysis map)*
- The request is to create one 3,595-square foot lot and one 6,532-square foot lot with lot widths of 49.88 feet and 60 feet respectively.

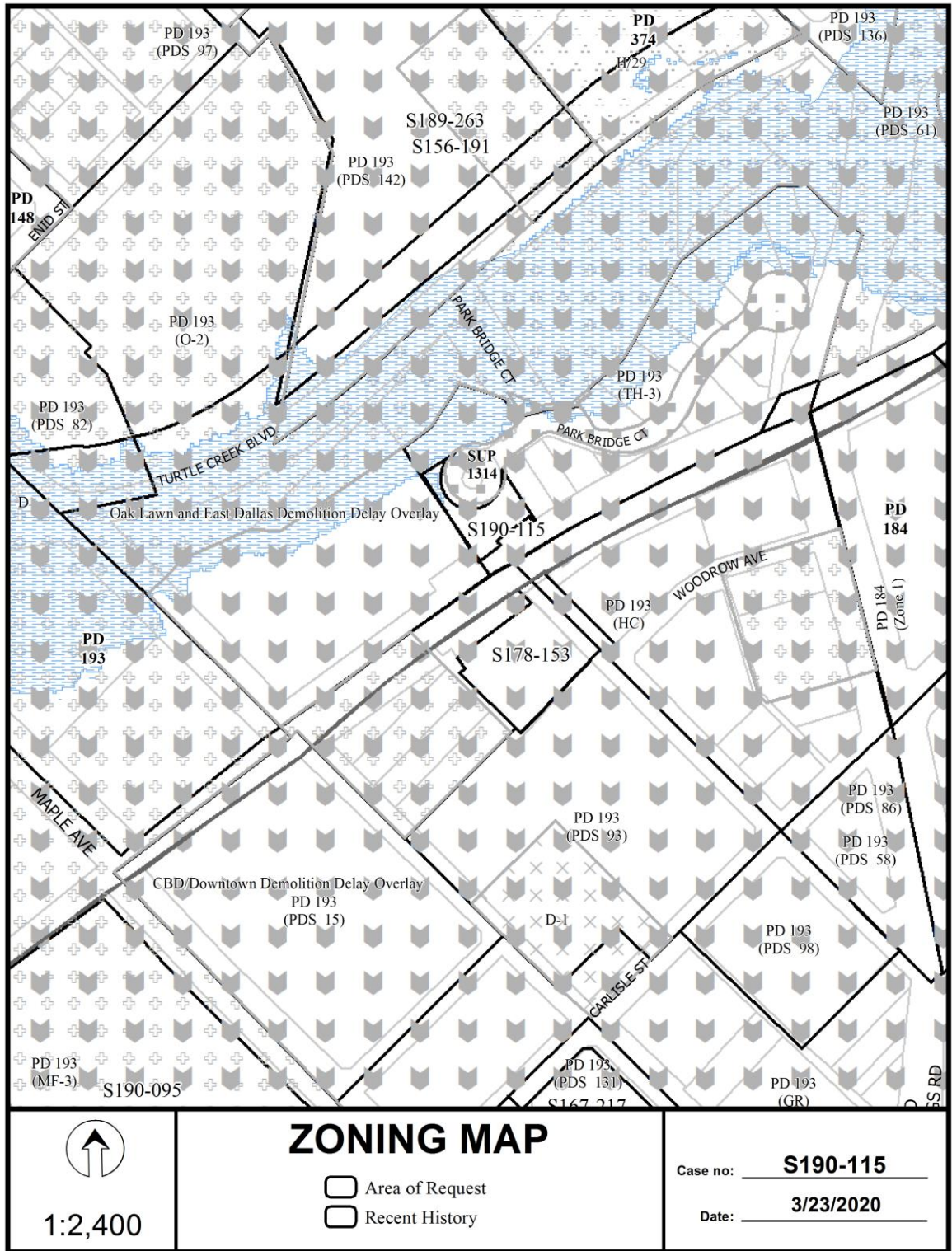
The request is in PD 193 (TH-3) District with a minimum lot area requirement of 2,000 square feet for single family structure and a density of no more than 12 dwelling per acre. Staff finds that there is no uniform lot width or lot area pattern within the immediate vicinity of the request and the request meets the minimum lot area and density required for this zoning; therefore, Staff recommends approval of the request subject to compliance with the following 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 Sustainable Development and Construction, 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 structure 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.

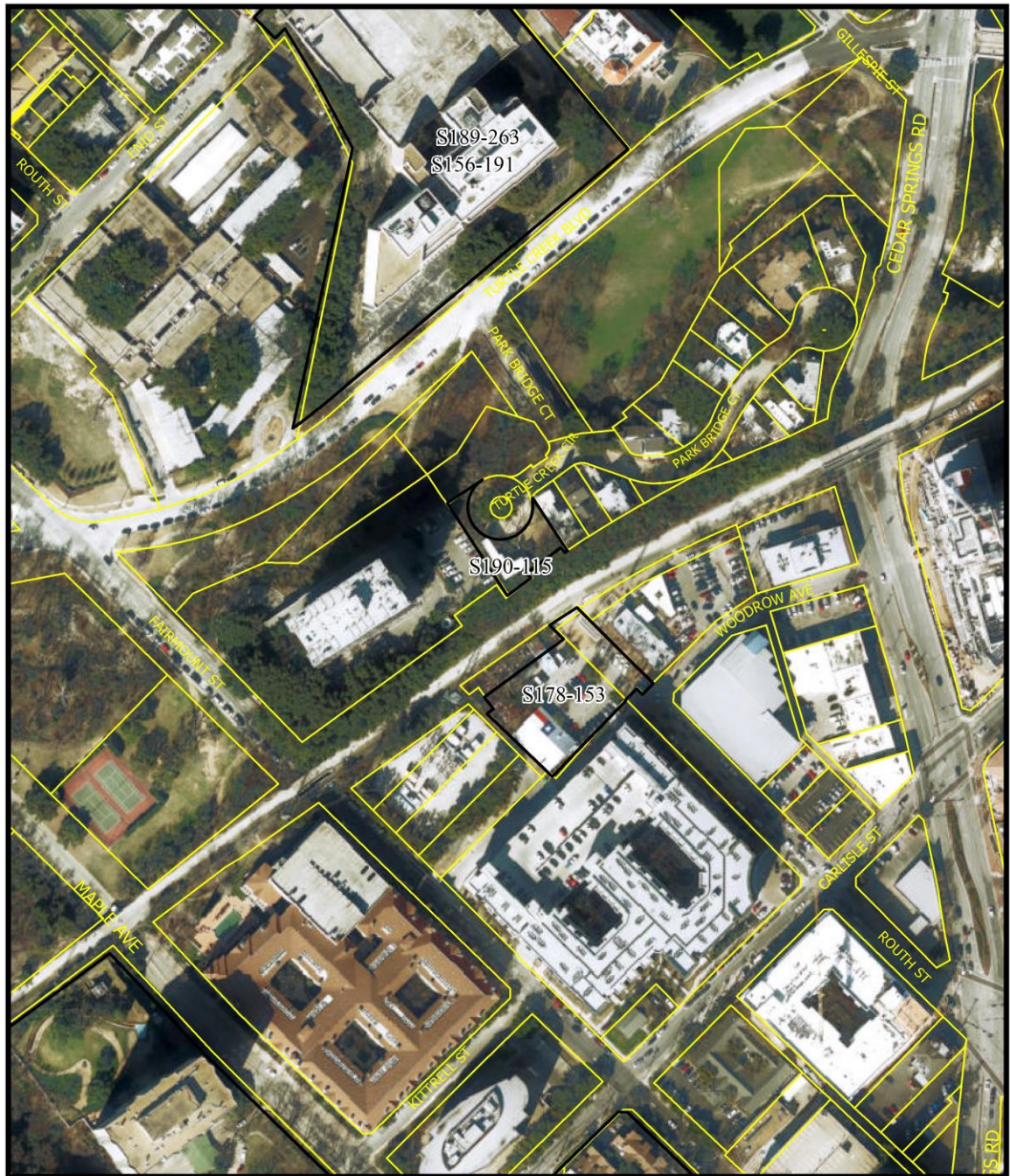
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval". (Note must be on plat) Section 51A-8.611(e).
14. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
15. 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. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
16. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
17. On the final plat, specify minimum fill and minimum finished floor elevations if Fill Permits exists. Section 51A-8.611(d), Trinity Watershed Management.
18. 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.
19. 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).
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. 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.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
24. On the final plat, chose a new or different addition name. Platting Guidelines.

25. 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.
26. On the final plat, change “Park Bride Court” to “Park Bridge Court”. Section 51A-8.403(a)(1)(A)(xii)
27. On the final plat, change “Turtle Creek Circle” to “Turtle Creek Circle (Private Street)”. Section 51A-8.403(a)(1)(A)(xii)
28. On the final plat, add an additional label for “Park Bridge Court” south of Turtle Creek Circle and Specify for each Label if it is a public right-of-way or private street. *SEC. 51A-8.403. (a) (1) (A) (xii)*
29. On the final plat, identify the property as Lots 1B and 1C in City Block A/995. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









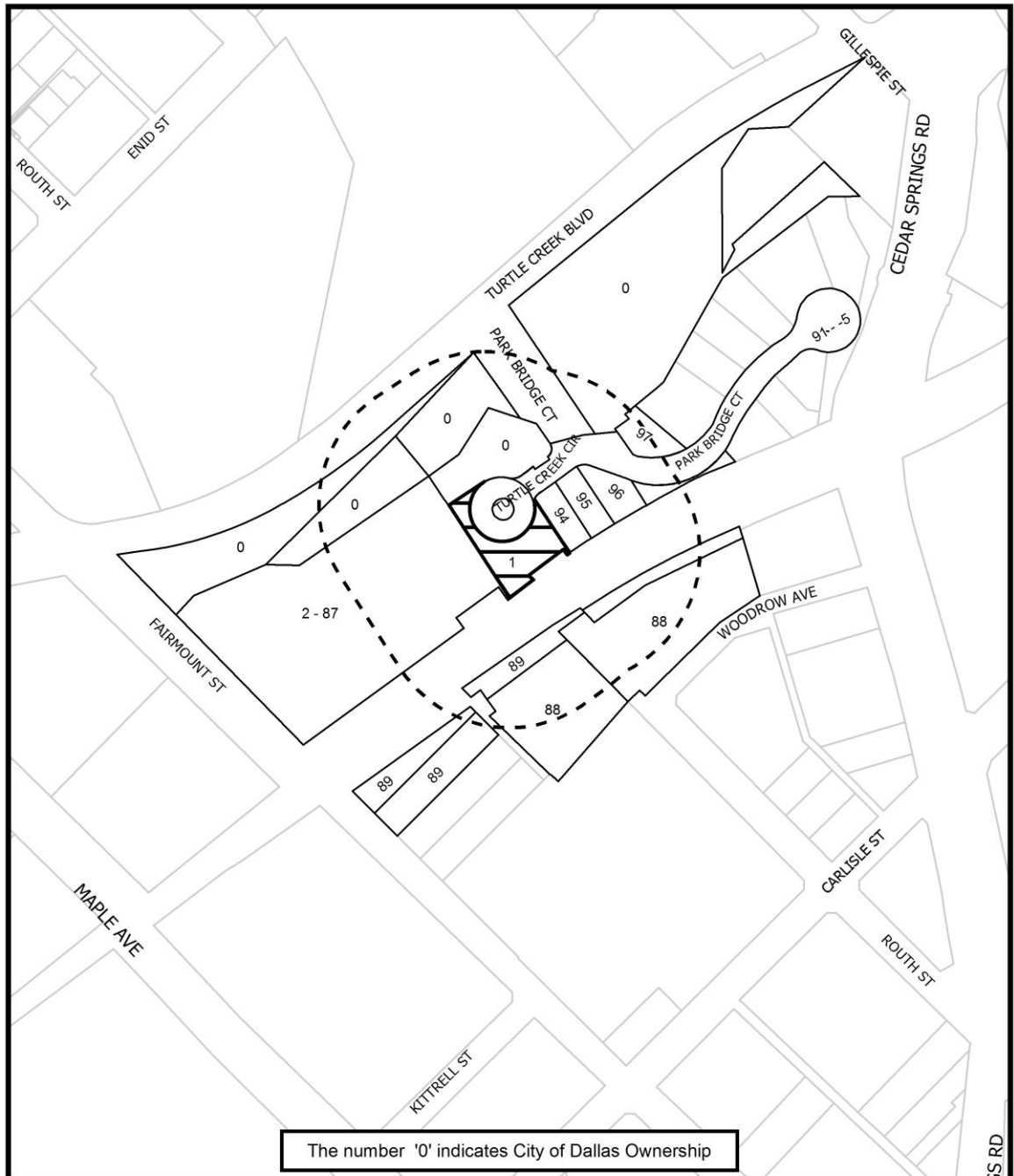
1:2,400

### AERIAL MAP

- Area of Request
- Recent History

Case no: **S190-115**

Date: **3/23/2020**



The number '0' indicates City of Dallas Ownership

 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>97</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>97</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <b>S190-115</b> Date: <b>3/23/2020</b>
<b>200'</b>	AREA OF NOTIFICATION					
<b>97</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

03/18/2020

## *Notification List of Property Owners*

*S190-115*

*97 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2706 TURTLE CREEK CIR	BAILEY JONATHAN
2	3310 FAIRMOUNT ST	PARK TOWERS TURTLE CREEK
3	3310 FAIRMOUNT ST	HARSDORFF CHRIS &
4	3310 FAIRMOUNT ST	HINSON DARRELYN D
5	3310 FAIRMOUNT ST	PETRILLO S EILEEN
6	3310 FAIRMOUNT ST	ELLIS BETTY R
7	3310 FAIRMOUNT ST	TERMINI RAYMOND J &
8	3310 FAIRMOUNT ST	YATES HAROLD E
9	3310 FAIRMOUNT ST	FORBES HARRY
10	3310 FAIRMOUNT ST	SLOMAN MARGARET D
11	3310 FAIRMOUNT ST	OWENS GARY A &
12	3310 FAIRMOUNT ST	COLLINS VICTORIA HUNT
13	3310 FAIRMOUNT ST	CALDWELL JAMES
14	3310 FAIRMOUNT ST	WILKINS MICHAEL C
15	3310 FAIRMOUNT ST	CREASEY MARILYN
16	3310 FAIRMOUNT ST	AMERINGER ROSS &
17	3310 FAIRMOUNT ST	DELPHENIS JEANNE M
18	3310 FAIRMOUNT ST	SIBLEY KEN & ANN SIBLEY
19	3310 FAIRMOUNT ST	HARRISON FARM LLC
20	3310 FAIRMOUNT ST	PREJEAN ROBERT & MARGARET
21	3310 FAIRMOUNT ST	BARCOFF HELENE
22	3310 FAIRMOUNT ST	WYNNE MITCHELL
23	3310 FAIRMOUNT ST	BROOSLIN BARBARA &
24	3310 FAIRMOUNT ST	ROBLES SEYMOUR
25	3310 FAIRMOUNT ST	WEAVER JAMES R JR
26	3310 FAIRMOUNT ST	VOGT LYNN M

03/18/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3310 FAIRMOUNT ST	BLANCHAT MICHAEL & KIRSTEN B
28	3310 FAIRMOUNT ST	JUSTICE WILLIAM HENRY &
29	3310 FAIRMOUNT ST	MILLER W W III & ANN S
30	3310 FAIRMOUNT ST	KATZ ROBERT MYLES &
31	3310 FAIRMOUNT ST	SMITHER MARTHA M
32	3310 FAIRMOUNT ST	YOTIDES 2012 FAMILY TRUST THE
33	3310 FAIRMOUNT ST	NAZERIAN FARROKH
34	3310 FAIRMOUNT ST	HUNT ERNEST E III ET AL
35	3310 FAIRMOUNT ST	MACLEAN LESLIE C
36	3310 FAIRMOUNT ST	JANSHA MATT C
37	3310 FAIRMOUNT ST	CARVEY PAMELA T
38	3310 FAIRMOUNT ST	DUNAGAN MICHAEL W
39	3310 FAIRMOUNT ST	DUFFY TARA ANN
40	3310 FAIRMOUNT ST	KEYAN MASOUD & BONNIE
41	3310 FAIRMOUNT ST	MILLER DAVID
42	3310 FAIRMOUNT ST	FOERSTER KARL A &
43	3310 FAIRMOUNT ST	OHARA J PATRICK
44	3310 FAIRMOUNT ST	BAGOT DREW N
45	3310 FAIRMOUNT ST	HANKINS JACQUELINE
46	3310 FAIRMOUNT ST	BERNHARDT ANNE REVOCABLE TRUST THE
47	3310 FAIRMOUNT ST	NOLANCO LLC
48	3310 FAIRMOUNT ST	STEPHENS RONALD N & KATHLEEN R
49	3310 FAIRMOUNT ST	BARNER ROBERT &
50	3310 FAIRMOUNT ST	ALOTAIBA STEPHANIE D
51	3310 FAIRMOUNT ST	THOMPSON JOAN S & HUGH S
52	3310 FAIRMOUNT ST	MEYERS DORIS B
53	3310 FAIRMOUNT ST	ADAMS JOHN LUTHER LIFE ESTATE
54	3310 FAIRMOUNT ST	BOHL RONALD L & DORIS K
55	3310 FAIRMOUNT ST	HALE JAMES B &
56	3310 FAIRMOUNT ST	WAKELAND EDWARD K &
57	3310 FAIRMOUNT ST	JACOBS RICHARD W & LYNN R

03/18/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3310 FAIRMOUNT ST	VAUGHAN JOHN R L JR &
59	3310 FAIRMOUNT ST	LITTLE GLENN E & LINDA E
60	3310 FAIRMOUNT ST	LITTLE BERTIS B
61	3310 FAIRMOUNT ST	TAUSCH JOHANNES &
62	3310 FAIRMOUNT ST	DYER LINDA KAY
63	3310 FAIRMOUNT ST	EISENBERG JEAN
64	3310 FAIRMOUNT ST	SAKLER THOMAS ALLEN
65	3310 FAIRMOUNT ST	HERNANDEZ MARCO A &
66	3310 FAIRMOUNT ST	STEVENSON RICHARD L &
67	3310 FAIRMOUNT ST	GOULD TASHA K &
68	3310 FAIRMOUNT ST	CHILDS VIRGIE HOLST
69	3310 FAIRMOUNT ST	DAY GAYDEN
70	3310 FAIRMOUNT ST	CHAPADOS GREGORY F
71	3310 FAIRMOUNT ST	CHAPADOS GREGORY F
72	3310 FAIRMOUNT ST	FORD ARLENE J & CHRISTOPHER P REYNOLDS
73	3310 FAIRMOUNT ST	VOLK LEONARD WILLIAM
74	3310 FAIRMOUNT ST	HARTLEY TAMERA MARIE
75	3310 FAIRMOUNT ST	BLOMEYER ROBERT B II &
76	3310 FAIRMOUNT ST	DONNELLY REVOCABLE LIVING TRUST THE
77	3310 FAIRMOUNT ST	SPIVY LANEIL WRIGHT RESIDENCE TR
78	3310 FAIRMOUNT ST	SMITH JEFFREY W
79	3310 FAIRMOUNT ST	HUGHES V T JR EST OF
80	3310 FAIRMOUNT ST	BARZUNE LAWRENCE S & DOLORES G
81	3310 FAIRMOUNT ST	WHITEAKER BETTYE J M
82	3310 FAIRMOUNT ST	JENNINGS W L
83	3310 FAIRMOUNT ST	KRUKA BERNHARDT SCOTT &
84	3310 FAIRMOUNT ST	FRYE WESLEY B &
85	3310 FAIRMOUNT ST	LIBERTY JOE P
86	3310 FAIRMOUNT ST	JOHNSON JANIS
87	3310 FAIRMOUNT ST	MOODY JANET PIKE
88	3136 ROUTH ST	KATY TRAIL ICE HOUSE LP

03/18/2020

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3100 ROUTH ST	ONCOR ELEC RIC DELIVERY COMPANY
90	2800 PARK BRIDGE CT	TURTLE CREEK CIR HOA
91	2800 PARK BRIDGE CT	TURTLE CREEK CIR HOA
92	2800 PARK BRIDGE CT	TURTLE CREEK CIR HOA
93	2700 TURTLE CREEK CIR	TURTLE CREEK CIR HOA
94	2714 TURTLE CREEK CIR	RUBIN ALLEN & HARRIET
95	2718 TURTLE CREEK CIR	CULLUM LEE
96	2814 PARK BRIDGE CT	PITTS 2007 PROPERTIES LTD
97	2817 PARK BRIDGE CT	NEWMAN TERENCE T



**CITY PLAN COMMISSION****THURSDAY APRIL 9, 2020****FILE NUMBER:** S190-120**SENIOR PLANNER:** Mohammad Bordbar**LOCATION:** Navy Avenue, north of Plata Way.**DATE FILED:** March 13, 2020**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 6    **SIZE OF REQUEST:** 1.243 -acre**MAPSCO:** 52E**OWNERS:** Ana L. Gomez

**REQUEST:** An application to replat a 1.243-acre tract of land containing all of Lots 7 and 8 in City Block J/8343 to create one lot on property located on Navy Avenue, north of Plata Way.

**SUBDIVISION HISTORY:**

1. S156-231 was a request southeast of the present request to replat a 2.012-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block G/8343 to create 8 lots ranging in size from 9,538-square feet to 12,632-square feet on property located on Army Avenue between Radar Way and Beau Purple Drive. The request was denied July 21, 2016.
2. S123-271 was a request contiguous south of the present request to replat all of Lots 9 and 10A in City Block J/8343 into one 3.051-acre lot on property located at 210 Navy Avenue at Verde Way. The request was denied October 24, 2013.
3. S078-088 was a request northeast of the present request to replat a 1.572-acre tract of land containing all of Lots 1, 2, 16 and 17 in City Block J/8343 into one lot on 5916 Marine Way between Army Avenue and Navy Avenue. The request was approved February 7, 2008 and since been expired due to the lack of activity.

**PROPERTY OWNER NOTIFICATION:** On March 25, 2020, 16 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 to the north, northeast, east, and south of the request have widths ranging from 100 feet to 130 feet and areas ranging from 17,439 square feet to 30,537 square feet and are zoned R-7.5 (A) Single Family District. *(please refer to the existing area analysis map)*
- The property at the southeast corner of Navy Avenue and Marine Way (S078-088) is a temple with nonconforming structure. The property contiguous to the south of the request (S123-271) is a church on Lot 10A. *(please refer to the history)*



- The request is in an R-7.5(A) Single Family District with minimum a lot area requirement of 7,500 square feet. Staff finds that the majority of lots in the immediate vicinity of the request have widths of 100 feet and lot areas not larger than 30,537 square feet. The request creates a lot with a width of 200 feet (*twice as large as the majority of residential lots in the immediate vicinity*) and an area of 54,145 square feet (*twice as large as the majority of residential lots in the immediate vicinity*)

The request complies with the requirement of R-7.5(A) Single Family District, but staff finds that there is an established lot pattern and the request does not comply with the requirements of Section 51A-8.503; therefore, Staff recommends denial of the request; however, should the commission approve the request, we recommend that the approval of the request be subject to compliance with the following 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 Sustainable Development and Construction, 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 structure 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.
12. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
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". (Note must be on plat) Section 51A-8.611(e).
15. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
18. On the final plat, chose a new or different addition name. Platting Guidelines.
19. 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.
20. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. On the final plat, change "S. Navy Avenue" to "Navy Avenue". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, identify the property as 7A in City Block J/8343. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872)

All numbers reflect the areas of the properties in square feet

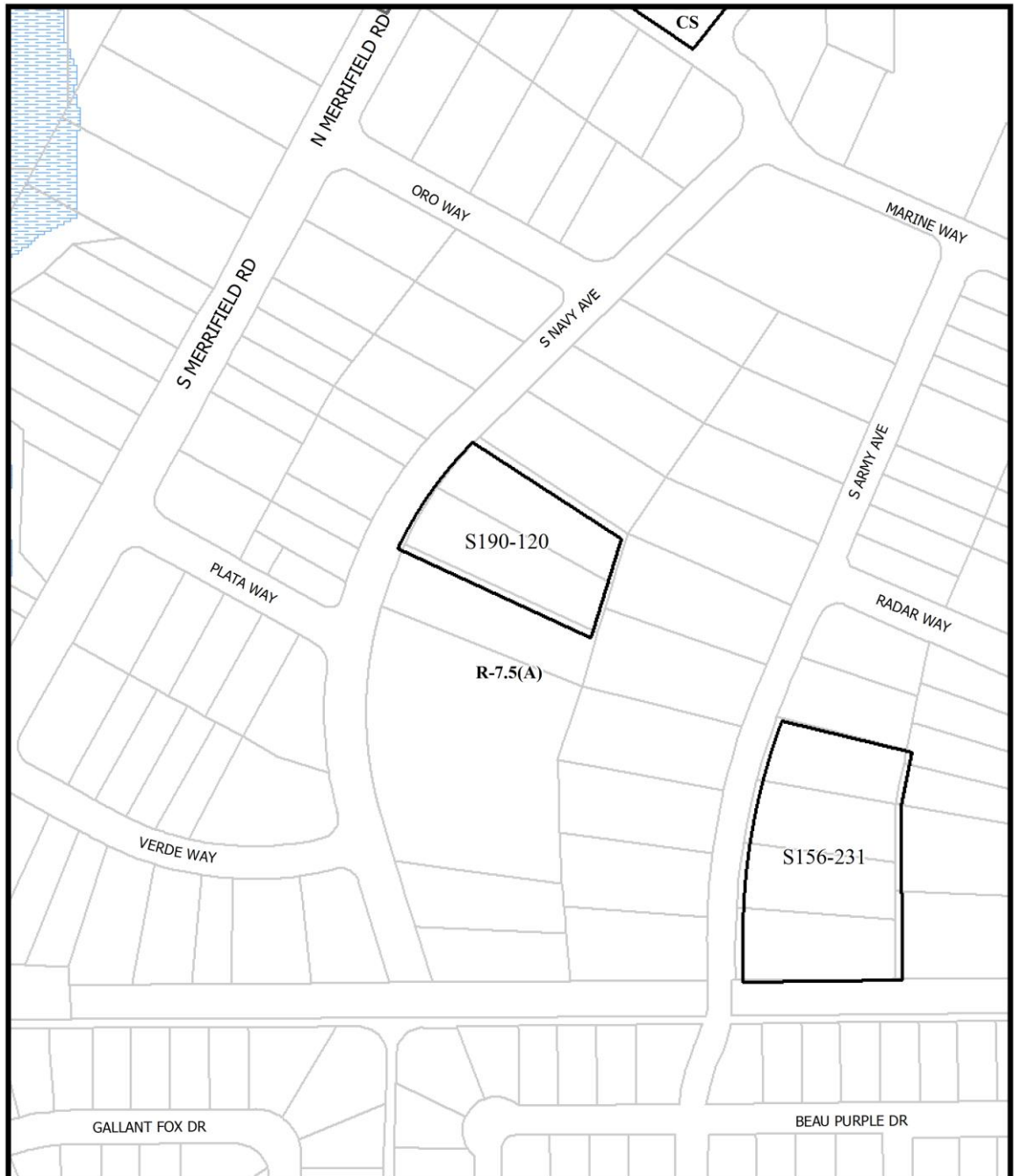



1:2,400

### EXISTING AREA ANALYSIS


Case no: **S190-120**

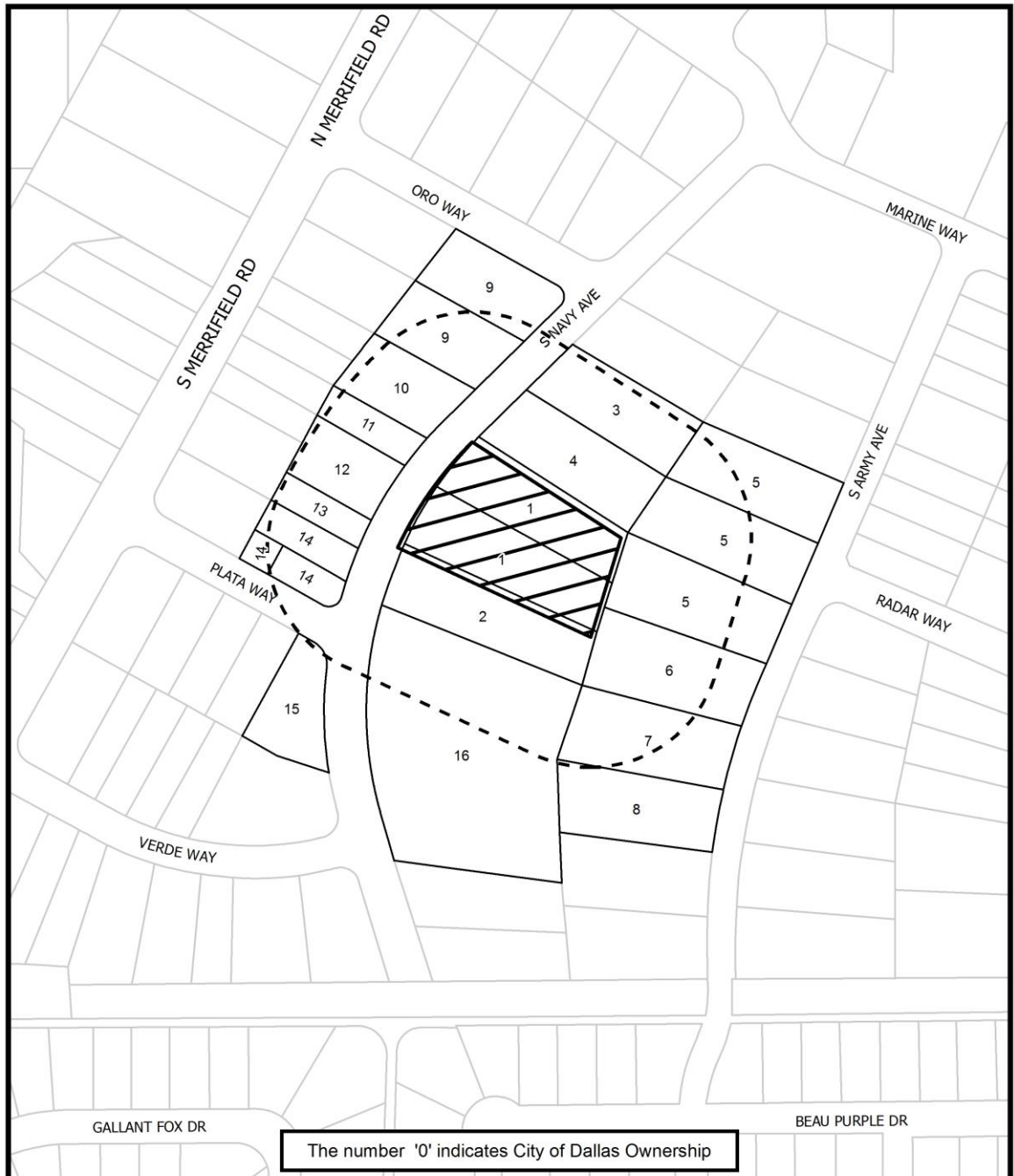
Date: **3/23/2020**



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>    <b>S190-120</b>    </u> Date: <u>    <b>3/23/2020</b>    </u>
--	---	--



 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>      <b>S190-120</b>      </u> Date: <u>      <b>3/23/2020</b>      </u>
--	---	--



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>16</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>16</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <b>S190-120</b> Date: <b>3/23/2020</b>
<b>200'</b>	AREA OF NOTIFICATION					
<b>16</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

03/18/2020

## ***Notification List of Property Owners***

***S190-120***

***16 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7 NAVY AVE	GOMEZ ANA L
2	9 NAVY AVE	SUPREME MASTER CHING HAI
3	5 NAVY AVE	RODRIGUEZ JOSE R &
4	118 S NAVY AVE	RODRIGUEZ ESPERANZA H
5	20 ARMY AVE	MACHUCA MARIA GUADALUPE P
6	23 ARMY AVE	HELO IRIS SUJEY
7	315 ARMY AVE	ANGIANO MARIA DEL CARMEN
8	25 ARMY AVE	MARTINEZ MARCELINO
9	7 NAVY AVE	JIMENEZ GABINO & NORMA
10	123 NAVY AVE	CANON GEORGIA MARIE HUMMEL BYRON
11	127 NAVY AVE	ESPARZA RAUL
12	127 NAVY AVE	ESPARZA RAUL
13	141 NAVY AVE	CANO JOSEFINA &
14	6005 PLATA WAY	QUINTANILLA JUANA DEDIOS
15	215 NAVY AVE	SALADOMINGUEZ MARY M
16	210 S NAVY AVE	INTL SUPREME MASTER CHING

