

**CITY PLAN COMMISSION****THURSDAY OCTOBER 13, 2022****FILE NUMBER:** S212-344**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Oak Street and Hall Street, northwest of Gaston Avenue**DATE FILED:** September 21, 2022**ZONING:** PD 298 (Subarea 12)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20298.pdf>**CITY COUNCIL DISTRICT:** 14    **SIZE OF REQUEST:** 2.248-acres    **MAPSCO:** 45M-H**OWNER:** SL5 Deep Ellum, LP

**REQUEST:** An application to replat a 2.248-acre tract of land containing part of Lots 1 and 2, 5 through 9, and all of Lot 13A in City Block 493 to create one lot on property located between Oak Street and Hall Street, northwest of Gaston Avenue.

**SUBDIVISION HISTORY:**

1. S201-543 was a request located at the same location as the present request to replat a 1.3189-acre tract of land containing all of Lots 5 through 9 in City Block 493 to create one lot on property located on Gaston Avenue at Oak Street, east corner. The request was approved on December 17, 2020 and was withdrawn on September 22, 2022.
2. S189-195 was a request north of the present request to create one 0.078-acre lot from a tract of land in City Block 750 on property located on Hall Street, between Swiss Circle and Floyd Street. The request was approved on June 6, 2019 but has not been recorded.
3. S178-179 was a request south of the present request to replat a 1.183-acre tract of land containing all of Lots 2, 3, 4 in City Block D/491 and all of Lots 12, 13, 14, and 15 and a tract of land in City Block D/491 to create one lot on property located on Junius Street, between Malcolm X Boulevard and CBD Fair Park Link. The request was approved on May 17, 2018 and recorded on February 27, 2019.
4. S178-121 was a request northeast of the present request to replat a 7.814-acre tract of land containing all of Lot 3A in City Block 760 to create one 1.019-acre lot and one 6.795-acre lot on property bounded by Floyd Street, Washington Avenue, Gaston Avenue, and Hall Street. The request was approved on March 22, 2018 but has not been recorded.

**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of PD 298 (Subarea 12); therefore, staff recommends approval subject to compliance with the following conditions:

**General Conditions:**

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

2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

**Paving & Drainage Conditions:**

12. Submit a Full Set of Civil Engineering Plans prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A- 8.102 (c); 8.601(b)(4), (5), (6), (7), (8), (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)

**Right-of way Requirements Conditions:**

14. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Oak Street and Floyd Street. Sections 51A-8.602(c), 51A-8.604(c)

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Oak Street and Gaston Avenue. Section 51A 8.602(d)(1).
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Oak Street and Floyd Street. Section 51A 8.602(d)(1).
17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)
18. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or Street easement) at the intersection of Hall Street and Gaston Avenue. Section 51A 8.602(d)(1).

**Flood Plain Conditions:**

19. Comply with Mill Creek drainage requirements. 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.

**Survey (SPRG) Conditions:**

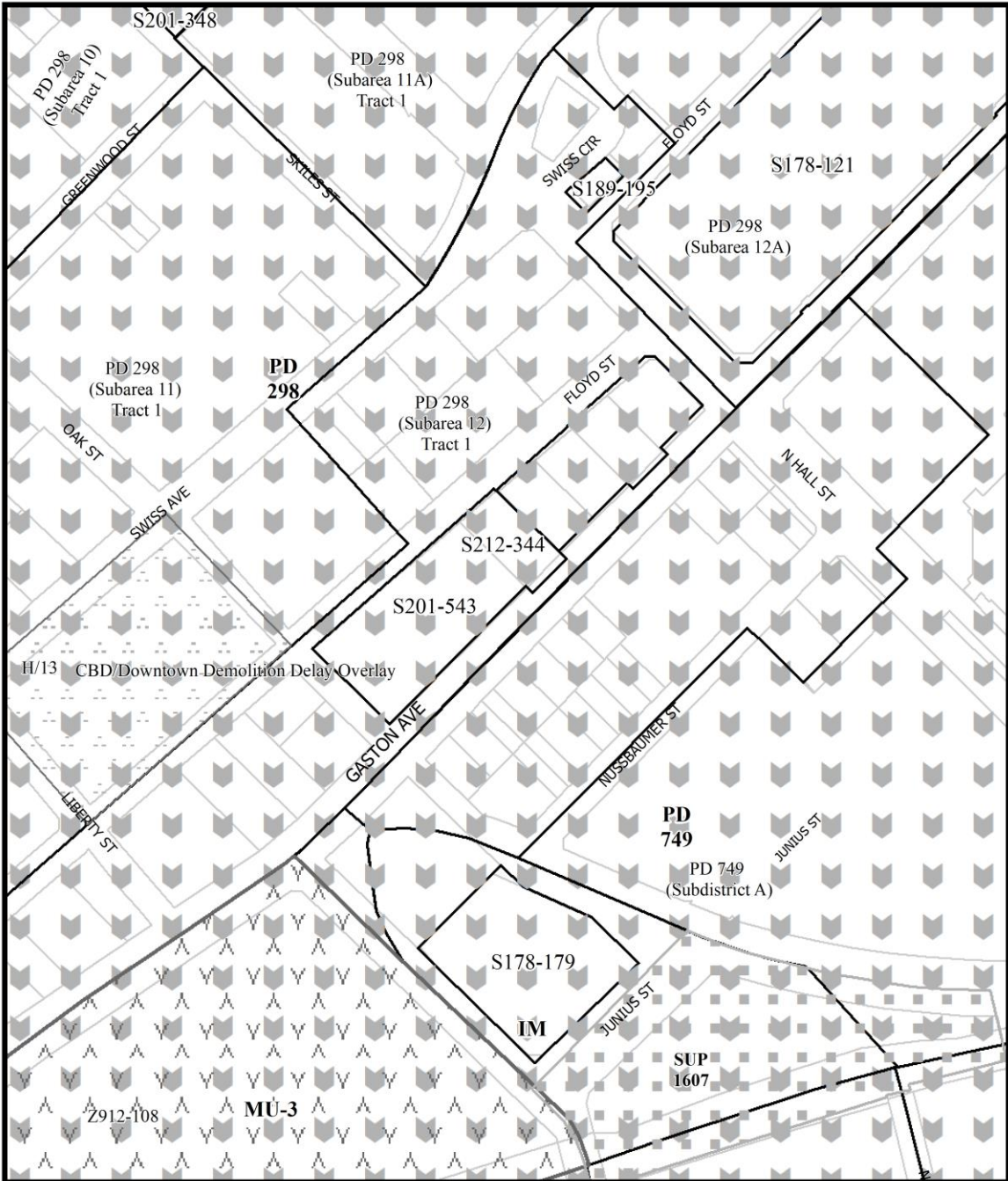
20. On the final plat, show recording information on all existing easements within 150 feet of property.
21. On the final plat, all utility easement abandonments must be shown with recording information.
22. List utility easements as retained within street abandonments when stated in ordinance or follow 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.

**Dallas Water Utilities Conditions:**

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. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
26. 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.

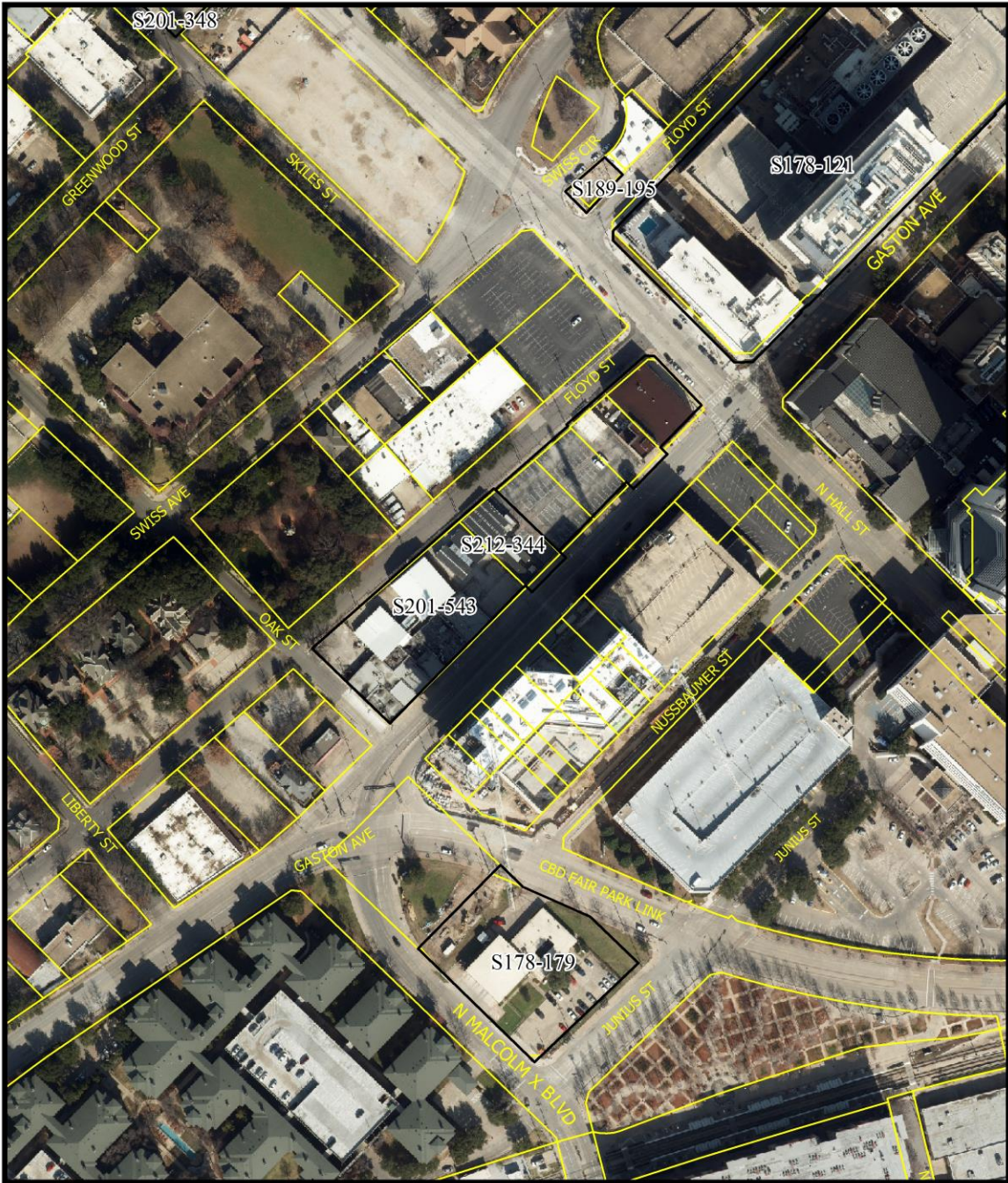
**Real Estate/Street Name/GIS, Lot & Block Conditions:**


27. On the final plat, show abandonment as: Abandonment authorized by Ordinance No. \_\_\_\_\_, recorded as Inst. Nos. (Cert. No.\_\_\_\_\_, QCD No.\_\_\_\_\_). Utility Easements retained.”
28. Prior to the final plat, verify there are no building encroachments into City right-of-way, if so, contact Real Estate to discuss.
29. On the final plat, change “Hall Street” to “Hall Street (F.K.A. College Avenue)”.
30. On the final plat, identify the property as Lot 1A in City Block 493. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

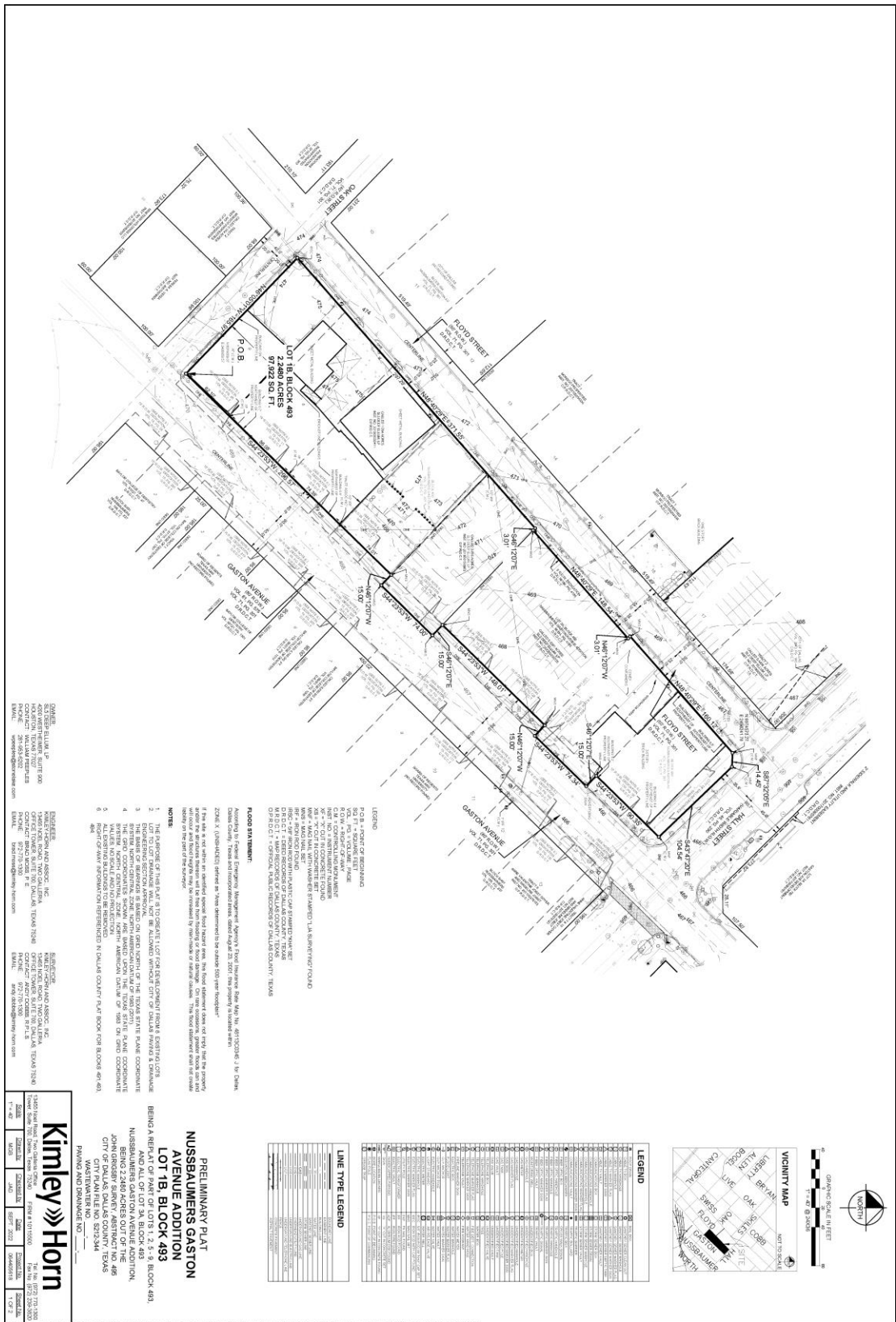


 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li> Area of Request</li> <li> Recent History</li> </ul>	Case no: <u>          <b>S212-344</b>          </u> Date: <u>          <b>9/28/2022</b>          </u>
--	---	--





 1:2,400	<h2>AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S212-344</b>          </u> Date: <u>          <b>9/28/2022</b>          </u>
--	--	--



**OWNER:**  
 SCOTT BELLUM LP  
 2280 GASTON AVENUE, SUITE 100  
 HOUSTON, TEXAS 77058  
 PHONE: 281-654-0202  
 FAX: 281-654-0202  
 WWW: WWW.SCOTTBELLUM.COM

**PREPARED BY:**  
 KIMLEY-HORN AND ASSOCIATES, P.C.  
 1100 WEST WASHINGTON STREET, SUITE 1100  
 DALLAS, TEXAS 75208  
 PHONE: 972-778-1908  
 FAX: 972-778-1908  
 WWW: WWW.KIMLEY-HORN.COM

**DATE:** 10/13/2022

**LEGEND**

1. LOT 1 - POINT OF BEGINNING  
 2. LOT 1 - 22.880 ACRES  
 3. LOT 1 - 22.880 ACRES  
 4. LOT 1 - 22.880 ACRES  
 5. LOT 1 - 22.880 ACRES  
 6. LOT 1 - 22.880 ACRES

**LINE TYPE LEGEND**

1. LOT 1 - POINT OF BEGINNING  
 2. LOT 1 - 22.880 ACRES  
 3. LOT 1 - 22.880 ACRES  
 4. LOT 1 - 22.880 ACRES  
 5. LOT 1 - 22.880 ACRES  
 6. LOT 1 - 22.880 ACRES

**NOTES:**

1. THE PARCEL OF THIS PLAT IS TO CONTAIN LOT FOR DEVELOPMENT HEREIN AS SHOWN ON THIS PLAT.
2. THE PARCEL OF THIS PLAT IS TO BE ALIGNED WITH THE CITY OF DALLAS PLANNED AND ZONING MAP.
3. THE PARCEL OF THIS PLAT IS TO BE ALIGNED WITH THE CITY OF DALLAS PLANNED AND ZONING MAP.
4. THE PARCEL OF THIS PLAT IS TO BE ALIGNED WITH THE CITY OF DALLAS PLANNED AND ZONING MAP.
5. THE PARCEL OF THIS PLAT IS TO BE ALIGNED WITH THE CITY OF DALLAS PLANNED AND ZONING MAP.
6. THE PARCEL OF THIS PLAT IS TO BE ALIGNED WITH THE CITY OF DALLAS PLANNED AND ZONING MAP.

**FLOOD STATEMENT:**

According to Federal Emergency Management Agency's Flood Insurance Rate Map, No. 48102C0101A for Dallas, Texas, the parcel shown on this plat is not in a Special Flood Hazard Area. The flood insurance rate map is available at [www.fema.gov](http://www.fema.gov).

**PRELIMINARY PLAT**  
**NUSSBAUMERS GASTON**  
**AVENUE ADDITION**  
**LOT 1B, BLOCK 493**

BENGA REPORT OF PART OF LOTS 1, 2, 3 & 4  
 NUSSEBAUMERS GASTON AVENUE ADDITION,  
 BEING 22.880 ACRES OUT OF THE  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. 5212-344

PAVING AND DRAINAGE NOT SHOWN

**Kimley-Horn**

1100 WEST WASHINGTON STREET, SUITE 1100  
 DALLAS, TEXAS 75208  
 PHONE: 972-778-1908  
 FAX: 972-778-1908  
 WWW: WWW.KIMLEY-HORN.COM

DATE: 10/13/2022  
 SHEET: 1 OF 2

**LEGEND**

1. LOT 1 - POINT OF BEGINNING  
 2. LOT 1 - 22.880 ACRES  
 3. LOT 1 - 22.880 ACRES  
 4. LOT 1 - 22.880 ACRES  
 5. LOT 1 - 22.880 ACRES  
 6. LOT 1 - 22.880 ACRES

**LINE TYPE LEGEND**

1. LOT 1 - POINT OF BEGINNING  
 2. LOT 1 - 22.880 ACRES  
 3. LOT 1 - 22.880 ACRES  
 4. LOT 1 - 22.880 ACRES  
 5. LOT 1 - 22.880 ACRES  
 6. LOT 1 - 22.880 ACRES

**VICINITY MAP**

1100 WEST WASHINGTON STREET, SUITE 1100  
 DALLAS, TEXAS 75208  
 PHONE: 972-778-1908  
 FAX: 972-778-1908  
 WWW: WWW.KIMLEY-HORN.COM

