

**CITY PLAN COMMISSION****THURSDAY, MARCH 20, 2025****FILE NUMBER:** S245-110**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** bounded by Cedar Springs Road, Routh Street, Howell Street, and Fairmount Street**DATE FILED:** February 19, 2025**ZONING:** PD 1109**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=1109>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 3.9839-acres**APPLICANT/OWNER:** Royal 2500 Cedar Springs, LLC

**REQUEST:** An application to replat a 3.9839-acre tract of land containing all of Lots 1 through 4, part of Lots 5 through 8, all of Lots 9 through 11 in City Block 952, all of Lots 12 through 15 in City Block 953, and an abandoned 20-foot alley to create one lot on property bounded by Cedar Springs Road, Routh Street, Howell Street, and Fairmount Street.

**SUBDIVISION HISTORY:**

1. S245-069 was a request located on same location as the present request replat a 3.9839-acre tract of land containing all of Lots 3 through 11 in City Block 952 and all of Lots 1, 2 and 12 through 15 in City Block 953 and abandoned 20-foot alley and to create one lot on property bounded by Cedar Springs Road, Routh Street, Howell Street and Fairmount Street. The request was withdrawn on February 5, 2025.
2. S234-129 was a request southeast of the present request to create one 0.344-acre lot from a tract of land in City Block 2/954 and a portion of an abandoned alley on property located on Routh Street, west of McKinney Avenue. The request was approved on June 20, 2024, but has not been recorded.
3. S234-020 was a request southeast of the present request to replat a 0.94-acre tract of land containing a part of City Block 2/954 and a portion of an abandoned alley to create one lot on property located on Routh Street at McKinney Avenue, southwest corner. The request was withdrawn on December 6, 2023.
4. S212-181 was a request northwest of the present request to replat a 0.842-acre tract of land containing part of Lot 14, Lot 16, and all of Lot 18A in City Block 11/946 to create one lot on property located on Fairmount Street at Carlisle Street, northeast corner. The request was approved on May 19, 2022, but has not been recorded.
5. S201-709 was a request northeast of the present request to replat a 1.1339-acre tract of lane containing all of Lots 3, 3A 4, 5, and 6A in City Block 960 to create one lot on property located on Vine Street at Cole Avenue, south corner. The request was approved on August 19, 2021, and was recorded on December 19, 2023.

6. S201-624 was a request south of the present request to replat a 0.705-acre tract of land containing all of Lot 4 in City Block A/943 to create one lot on property located on Maple Avenue, south of Randall Street. The request was approved on April 22, 2021, but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 1109; therefore, staff recommends approval of the request subject to compliance with the following conditions:

**General Conditions:**

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

### **Paving & Drainage Conditions:**

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

### **Right-of way Requirements Conditions:**

15. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Howell Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Routh Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Fairmount Street and Howell Street. Section 51A 8.602(d)(1)
18. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Cedar Springs Road and Fairmount Street. Section 51A 8.602(d)(1)
19. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Cedar Springs Road and Routh Street. Section 51A 8.602(d)(1)
20. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
21. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

### **Transportation Condition:**

22. Per Section 51A-8.604, follow the City of Dallas Street Design Manual for sidewalk design. Cole Avenue is a mixed-use street as defined in the Dallas Complete Streets Design Manual (Resolution No. 16-0173). Per the Street Design Manual this typology requires the sidewalk to be buffered from travel lanes and to have a preferred minimum of 6 feet for the clear sidewalk zone and

5 feet for the landscaping zone, for a combined pedestrian zone width of 11 feet. If adequate width for the pedestrian zone is not provided in the right-of-way outside of the pavement width required for that thoroughfare, a pedestrian easement should be dedicated.

**Survey (SPRG) Conditions:**

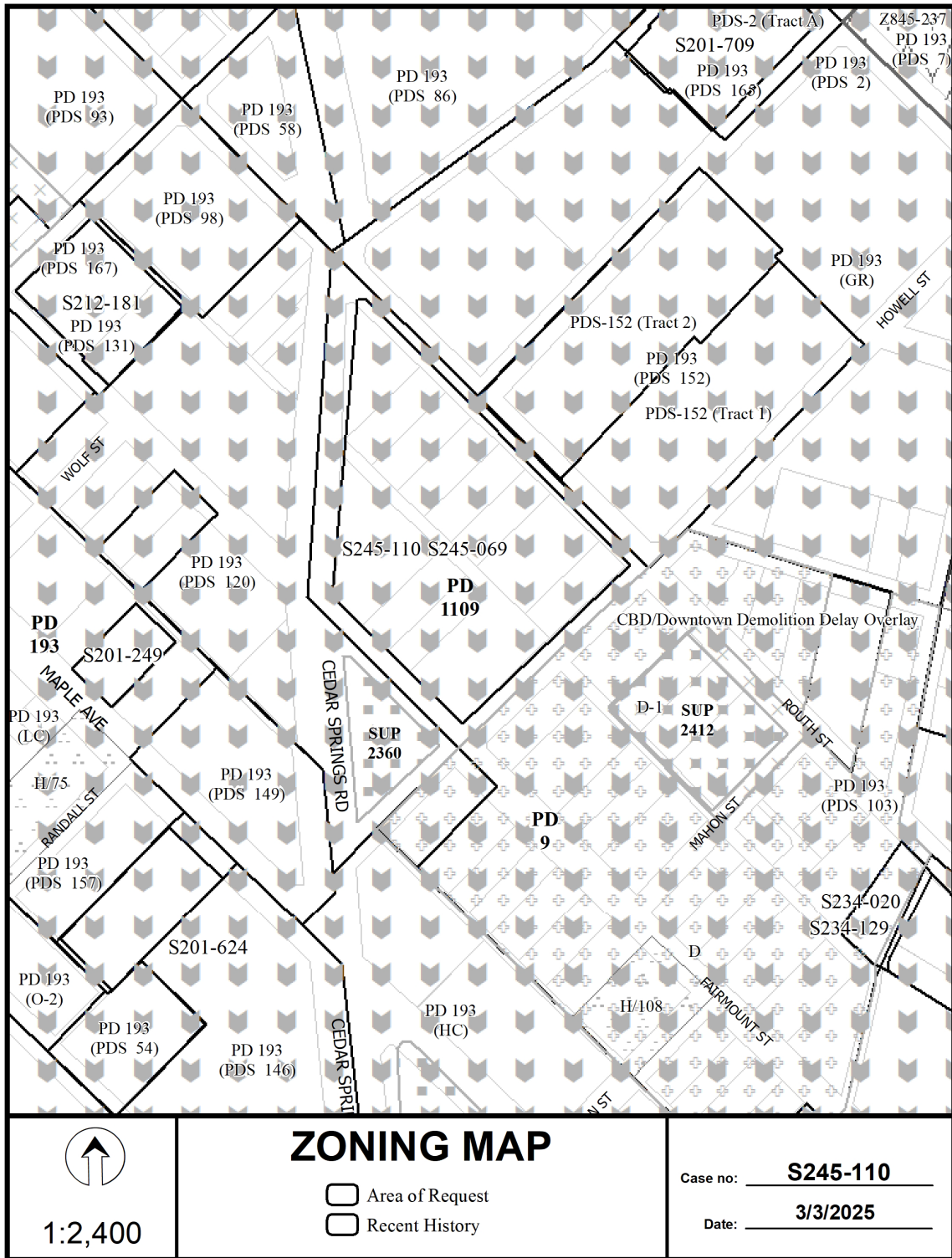
23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show recording information on all existing easements within 150 feet of the property.
25. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
26. On the final plat, chose a new or different addition name. Plat name cannot start with a number.

**Dallas Water Utilities Conditions:**


27. 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).
28. 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.
29. Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. Water main improvements may be required.

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

31. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
32. On the final plat, show abandonment as: Abandonment authorized by Ordinance No.\_\_\_\_\_, recorded as Vol., Pg. Nos. (Cert. ORD No.\_\_\_\_\_, QCD No.\_\_\_\_\_). Utility Easements retained.
33. On the final plat, change "Cedar Springs Road" to "Cedar Springs Road (AKA Cedar Springs Avenue)".
34. Provide documentation for "FKA Mahone Street".
35. On the final plat, identify the property as Lot 1 in City Block A/952.





 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>S245-110</b>      </u> Date: <u>      <b>3/3/2025</b>      </u>
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