

CITY PLAN COMMISSION**THURSDAY, JANUARY 23, 2025****FILE NUMBER:** S245-049**SENIOR PLANNER:** Hema Sharma**LOCATION:** Caddo Street at San Jacinto Street, southeast corner**DATE FILED:** December 26, 2024**ZONING:** PD 298 (Subarea 8)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20298.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 2.105-acres**APPLICANT/OWNER:** Reid Beucler, NH Dallas, LLC, Apple Street Investments, LLC

REQUEST: An application to replat a 2.105-acre tract of land containing all of Lots 25, 26, 27, 34 and 35 in City Block 4/642; all of Lots 7 through 9 in City Block 1/645 and Lots 6 through 8 in City Block 645 to create one lot on property located on Caddo Street at San Jacinto Street, southeast corner.

SUBDIVISION HISTORY:

1. S223-153 was a request northeast of the present request to replat a 0.557-acre tract of land containing all of Lots 1 through 3 in City Block 14/717 to create one lot on property located on San Jacinto Street at Peak Street, south corner. The request was approved on June 15, 2023 but has not been recorded.
2. S212-086 was a request east of the present request to replat a 0.5664-acre tract of land containing all of Lots 3, 4, and 5 in City Block 2/645 to create one lot on property located on Bryan Street at Haskell Avenue, west corner. The request was approved on March 3, 2022 but has not been recorded.
3. S201-694 was a request south west of the present request to replat a 1.257-acre tract of land containing all of Lot 12A in City Block 644 to create one 0.296-acre lot and one 0.961-acre lot on property located on Washington Avenue, south of San Jacinto Avenue. The request was approved on July 15, 2021 and recorded on February 6, 2023.
4. S201-576 was a request at same location as a present request to replat a 1.4142-acre tract of land containing all of Lots 7 through 9 in City Block 1/645, all of Lots 6 through 8 in City Block 645, and all of lot 35 in City Block 4/642 to create one lot on property located on Apple Street, southwest of Haskell Avenue. The request was approved on February 18, 2021 and withdrawn on December 23, 2024.
5. S201-522 was a request southwest of the present request to replat a 0.4218-acre tract of land containing part of Lots 8 through 14 in City Block 511 to create two 9,188-square foot lots on property located on Villars Street, southeast of San Jacinto Street. The request was approved on December 3, 2020 and recorded on February 2, 2022.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 298 (Subarea 8); 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/marketing/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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

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 Caddo Street & San Jacinto Street Section 51A 8.602(d)(1)
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 San Jacinto Street & Apple Street. Section 51A 8.602(d)(1)
18. 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)*
19. 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*

Flood Plain Conditions:

20. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3' above nearest inlet, top of curb. *51A 8.611(d), C.9 of Mill Creek, Master Drainage Plan Study*

Survey (SPRG) Conditions:

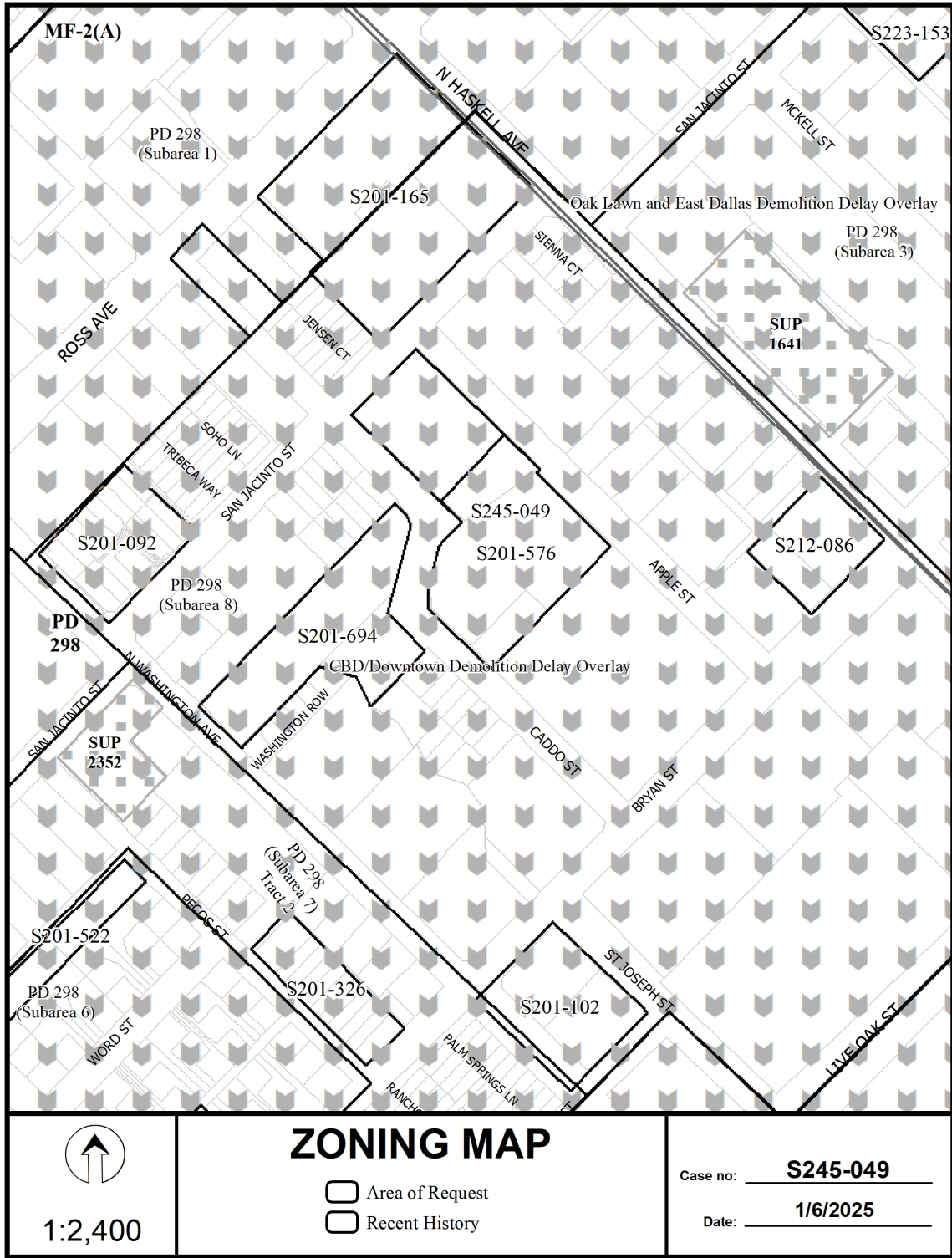
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
23. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
24. On the final plat, show recording information on all existing easements within 150 feet of the property.
25. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

Dallas Water Utilities Conditions:


26. 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).
27. 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.
28. Water and 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.
29. 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.

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

30. Prior to the final plat, please show the abandonment on the plat as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. No. _____.
31. On the final plat, change “Apple Street (FKA Lucille Street)” to “Apple Street (FKA Lucille St FKA Peach Street)”. Section 51A-8.403(a)(1)(A)(xii).
32. On the final plat, identify the property as Lot 7A in City Block 1/645.





 <p>1:2,400</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	<p>Case no: S245-049</p> <p>Date: 1/6/2025</p>
---	---	--

