

**CITY PLAN COMMISSION****THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-121**SENIOR PLANNER:** Hema Sharma**LOCATION:** Elsie Faye Higgins Street at Philips Circle, northwest corner.**DATE FILED:** March 12, 2025**ZONING:** PD 595 (MF-1(A))**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.425-acres**APPLICANT/OWNER:** Troy Rich, TLR Trust

**REQUEST:** An application to create one 0.425-acre lot from a tract of land in City Block 2/4479 on property located on Elsie Faye Higgins Street at Philips Circle, northwest corner.

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

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 595 (MF-1(A)); 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)

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

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Philips Circle. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c)*.
16. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Elsie Faye Heggins and Philips Circle in accordance with the City of Dallas Street Design Manual Section 4.3.3.2(D) and Section 4.4.2.1 (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, within the area of the corner clip. 51A 8.602(d)(1), 51A 8.608(a).
18. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Elsie Faye Heggins Street & the alley. *Section 51A-8.602(e)*

#### **Flood Plain Conditions:**

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

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

21. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
22. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
23. 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.*
24. 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)*
25. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

26. Prior to final plat, submit a completed final plat checklist and all supporting documents.

**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. Water 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.

**Street Light/ GIS, Lot & Block Conditions:**

30. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
31. On the final plat, identify the property as Lot 9 in City Block 2/4479.







