

CITY PLAN COMMISSION**THURSDAY, JUNE 26, 2025****FILE NUMBER:** PLAT-25-000016 (S245-183)**SENIOR PLANNER:** Hema Sharma**LOCATION:** Farrington Street, west of Manufacturing Street**DATE FILED:** May 29, 2025**ZONING:** PD 621 (Subdistrict 1)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20621.pdf>**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.31-acres**APPLICANT/OWNER:** Jeremy Buonamici, Brook DD Roll-Up, LP

REQUEST: An application to replat a 0.31-acre tract of land containing all of Lots 3 and 4 in City Block 30/7891 to create one lot on property located on Farrington Street, west of Manufacturing Street.

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

STAFF RECOMMENDATION: The request complies with the requirements of the PD 621 (Subdistrict 1); 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 drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP).51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(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" 51A 8.611(e)

Floodplain Conditions:

14. Location is in Hampton-Oaklawn Sump. Water Surface Elevation (WSE) = 402. 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 applied for and approved by DWU Floodplain Management Department. A minimum finish floor elevation for those areas will have to be established during the process.

Survey (SPRG) Conditions:

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. Prior to final plat, submit a 8.5"x11" signed, seal and dated survey drawing showing relation between existing buildings and east, south and west properties lines of proposed plat boundary.

Dallas Water Utilities Conditions:

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. 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.
20. 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.

Street Light/ GIS, Lot & Block Conditions:

21. Prior to final plat, submit a street lighting plan, sheet C13.01, showing the installation of one new 100W LED on an existing utility pole adjacent to the property. Photometric analysis is not required. Plan must show the location of the light, note the wattage and what pole it is to be installed on, and include the following note, "contractor to coordinate with Oncor for proposed changes to existing street lighting infrastructure. Oncor to perform all required work".
22. On the final plat, identify the property as Lot 3A in City Block 30/7891.





