

CITY PLAN COMMISSION**THURSDAY, JUNE 12, 2025****RECORD NO.:** PLAT-25-000006 (S245-179) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Ross Avenue, southwest of Prairie Avenue**DATE FILED:** May 16, 2025**ZONING:** PD 298 (Subdistrict 4)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=298>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.438-acres**APPLICANT/OWNER:** Value Wash, 4716 RP, LTD.

REQUEST: An application to replat a 0.438-acre tract of land containing part of Lots 1 and 2 in City Block 2/701 to create one lot on property located on Ross Avenue, southwest of Prairie Avenue.

SUBDIVISION HISTORY:

1. S190-209 was a request east of the present request to replat a 1.042-acre tract of land containing part of Lots 1 through 3, all of Lot 6, part of Lots 8 through 10 in City Block A/709 to create one lot on property located on Virginia Avenue, south of Fitzhugh Avenue. The request was approved on September 3, 2020, but has not been recorded.
2. S190-040 was a request northeast of the present request to replat a 0.66-acre tract of land containing all of Lots 9, 10, and 11 in City Block 8/703 to create one lot on property located on San Jacinto Street at Fitzhugh Avenue, northwest corner. The request was approved December 12, 2019, and was recorded on September 6, 2024.
3. S189-206 was a request northwest of the present request to replat a 0.632-acre tract of land containing part of Lot 29 and all of Lot 30 in City Block C/653 to create one lot on property located on Munger Avenue, south of North Prairie Avenue. The request was approved on June 6, 2019, and was recorded on September 3, 2021.
4. S189-160 was a request south of the present request to replat a 0.323-acre tract of land containing part of Lots 6 and 7 in City Block A/8303 to create 8 lots ranging in size from 1,369-square feet to 2,397-square feet on property located on San Jacinto Street at Grigsby Avenue, north corner. The request was approved on April 18, 2019, and withdrawn on April 17, 2019.
5. S189-054 was a request east of the present request to replat a tract of land containing all of Lot 5 and part of Lots 6 and 7 in City Block A/709 to create one 0.461-acre lot on property located on San Jacinto Street at Prairie Avenue. The

request was approved on December 13, 2018, and recorded on January 29, 2020.

6. S178-241 was a request east of the present request to replat a 0.230-acre tract of land containing all of Lot 8 in City Block 2/701 to create a 6-lot shared access development with lots ranging in size from with one common area on property located on San Jacinto Street between Prairie Avenue and Grigsby Avenue. The request was approved on July 19, 2018, and was recorded on April 7, 2022.
7. S178-190 was a request southeast of the present request to replat a 0.355-acre tract of land containing all of Lots 14 and 15 in City Block 5/710 to create one lot on property located on Virginia Avenue at Prairie Avenue, south corner. The request was approved on June 7, 2018, and was recorded on January 21, 2025.
8. S178-160 was a request northwest of the present request to replat a 0.29-acre tract of land containing part of Lots 6 and 7 in City Block A/653 to create an 8-lot shared access area development ranging in size from 1,500 square feet to 1,782 square feet on property located southeast of Monarch Street, between Prairie Avenue and Westburg Avenue. The request was approved on April 19, 2018, and was recorded on May 31, 2019. S178-160APM was submitted and was recorded on November 26, 2019.
9. S178-149R was a request northwest of the present request to revise a previously approved plat (S178-149) to create one 0.22-acre lot, and one 0.21-acre lot from a 0.43-acre tract of land containing part of Lots 7 and 8 in City Block A/653 on property located on Monarch Street at Prairie Avenue, east corner. The request was approved on February 6, 2020, but has not been recorded.
10. S178-108 was a request east of the present request to replat a 1.391-acre tract of land containing all of Lots 14, 15, 16, 17, and 18 in City Block 7/708 to create one lot on property located on Fitzhugh Avenue at San Jacinto Street, east corner. The request was approved March 1, 2018, and was recorded on November 30, 2020.
11. S167-205 was a request southwest of the present request to replat a 3.805-acre tract of land containing all of Lots 15 through 22 in City Block 4/699 and part of Lot 1 in City Block 1/700 to create one lot on property located on Annex Avenue, between San Jacinto Street and Ross Avenue. The request was approved on June 22, 2017, and was recorded on June 2, 2020.
12. S167-201 was a request southeast of the present request to replat a 1.0071-acre tract of land containing all of Lots 1 and 2, part of Lots 3, 4 and 5 in City Block 8/728 to create one lot on property located on Bryan Street at Prairie Avenue, south corner. The request was approved June 22, 2017, and was recorded on March 20, 2024.

13. S167-200 was a request east of the present request to replat a 0.353-acre tract of land containing all of Lots 1 and 2 in City Block B/709 to create one 0.145-acre lot and one 0.208-acre lot on property located on Fitzhugh Avenue at Virginia Avenue, south corner. The request was approved on June 22, 2017, and was withdrawn on September 23, 2022. Phase A S167-200A was submitted and recorded on September 23, 2022.
14. S167-034 was a request south of the present request to replat a 0.29-acre tract of land containing part of Lot 9 and all of Lot 8 in City Block 4/699 to create six lots ranging in size from 1,687-square feet to 2,993-square feet on property located on Virginia Avenue at Annex Avenue, north corner. The request was approved on December 15, 2016, and recorded on September 3, 2017.
15. S145-216 was a request northeast of the present request to replat a 0.5540-acre tract of land containing part of Lot 7 and all of Lots 8, and 9 in City Block 5/704 to create one lot on property located on Ross Avenue at Bennett Avenue, east corner. The request was approved on July 9, 2015, and was recorded on April 25, 2016.
16. S145-163 was a request north of the present request to create a 12-lot Shared Access Development with lot sizes ranging from 1,344 square feet to 2,548 square feet in size from a 0.471-acre tract of land containing all of Lots 6 and 7 in City Block 3/674 on property located at 1717-1721 Bennett Avenue. The request was approved on May 21, 2015, and was recorded on June 2, 2016.

STAFF RECOMMENDATION: The request complies with the requirements of PD 298 (Subdistrict 4); 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 40 feet of right-of-way (via fee simple) from the established centerline of Ross Avenue. Section 51A-8.602(c)
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Prairie Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Ross Avenue and Prairie Avenue. 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. On the final plat, dedicate 15 feet by 15 feet alley sight easement at Prairie Avenue and the alley. *Section 51A-8.602(e)*

Survey (SPRG) Conditions:

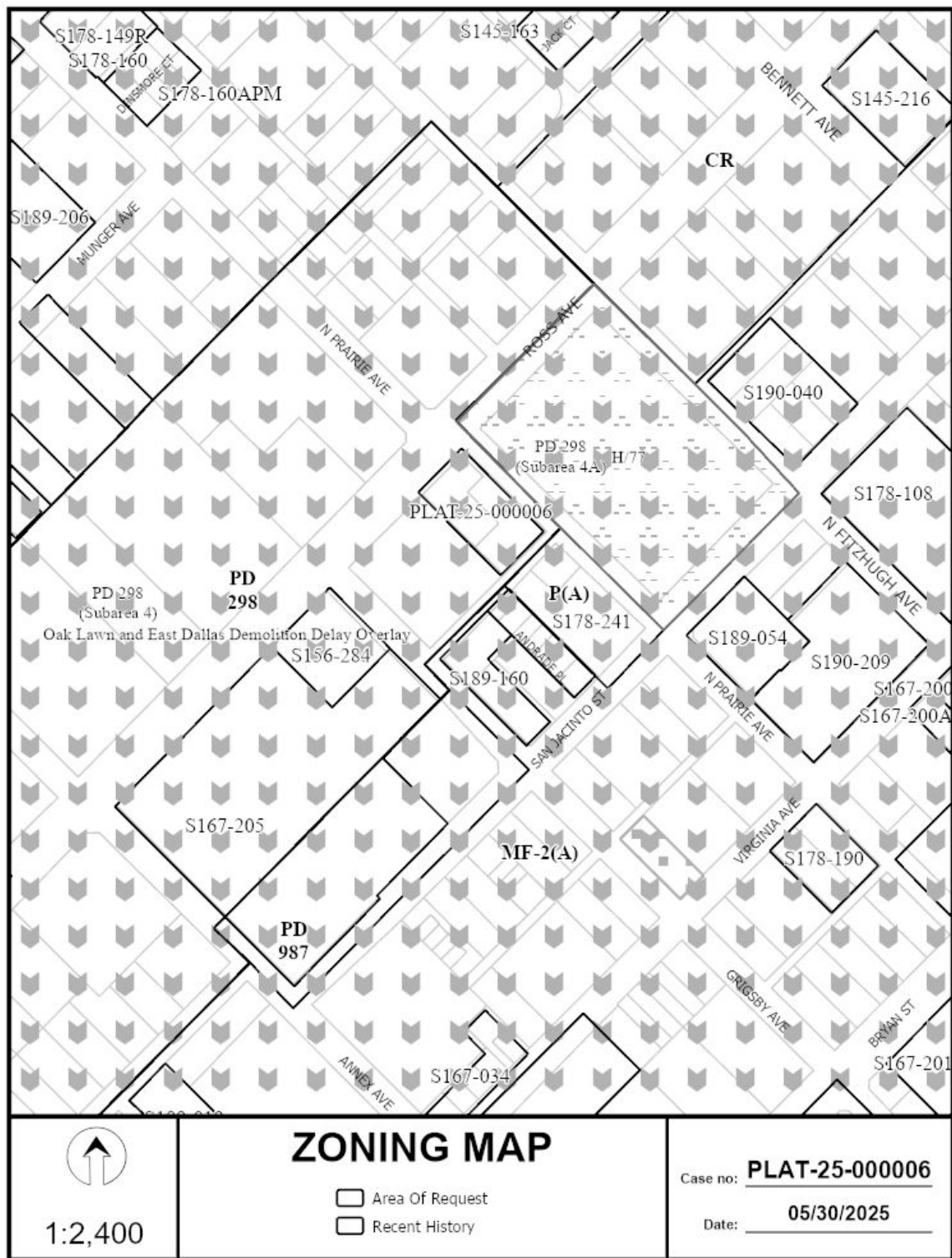
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show the correct recording information for the subject property.
22. On the final plat, show distances/width across all adjoining rights-of-way.
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
25. Show/list prior plat on map, in legal, and/or title block.
26. Need new/different plat name.

Dallas Water Utilities Conditions:

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.

Streetlight/ Street Name Coordinator/ GIS, Lot & Block Conditions:

28. Submit a full set of street lighting plans for review.
29. Photometric analysis is required demonstrating that proposed illumination improvements meet the illumination requirements of the 2019 Street Design Manual, Section 6.
30. At a minimum, existing lighting shall be converted to LED. Additional lighting may be required.
31. On the final plat, change “North Prairie Avenue” to “Prairie Avenue”.
32. On the final plat, identify the property as Lot 1A in City Block 2/650.





4716 ROSS AVENUE
APN: 00000121615500000
& 00000121615500000
19,101 ± SQUARE FEET, OR 0.439 ± ACRES

IS THE OWNER OF CERTAIN TRACTS OF LAND
ABSTRACT NO. 496, CITY OF DALLAS, DALLAS
COUNTY, TEXAS, AS FOLLOWS:

OWNER'S CERTIFICATE

IS THE OWNER OF CERTAIN TRACTS OF LAND
ABSTRACT NO. 485, CITY OF DALLAS, DALLAS
TEXAS POLYCOMS.

GOOD ZONE INFORMATION

1 SPECIAL FLOOD HAZARD AREA.

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Engineering | Environmental
1500 DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@EFL-INC.COM
479.643.4505 FAX: 479.582.1883
www.e-fl.com

STATE OF TEXAS. AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON-GROUND DURING FIELD OPERATIONS AND FROM OTHER RELIABLE DOCUMENTS, THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE

NOTARY STATEMENT

STATE OF TEXAS 1
COUNTY OF DALLAS 1

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO

ROUND MOUNTAIN AS NOTED LET MAG-MAIL WITH WASHNER ANNOUNCE TX 692LS 7081*	
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CONTRACT NO. OF 87-06-1118, AND THE OFFICE OF PROPERTY MANAGEMENT, 1119 N. FRANKLIN AVENUE AND 414 E. ROSS AVENUE, DALLAS, TEXAS 75202, FOR THE GENERAL PURPOSE OF CREATING A LEGAL BASIS FOR SPLITTING AND CONVEYING THEM INTO ONE (1) LOT TO ACCOMPLISH THE PURPOSES OF A KNOWLEDGEABLE PROCESSOR. SURVEYOR SHALL EMPLOY THE SERVICES OF A KNOWLEDGEABLE PROCESSOR. SURVEYOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL APPLICABLE STATE OF TEXAS. THE SURVEYOR WILL BE RESPONSIBLE TO OBTAIN NECESSARY PERMITS FROM THE CITY OF DALLAS.

WE ARE A REGISTERED PROFESSIONAL LAND SURVEYOR AND HAVE BEEN HIRED TO PROVIDE LAND SURVEYING

4011 WEST LOVERNS LANE, STE 200
DALLAS, TEXAS 75209
PHONE

THE PURPOSE OF THIS RECAL IS TO CREATE ONE (1) LOT TWO (2) EXISTING LOTS.

1. Tony Shield, Chairperson or Brent R. Chairperson of the City Plan Commission, City of Dallas, State of Texas, hereby certifies that the attached plot was duly filed for and is a part of the City Plan Commission of the City of Dallas.

HOLMES SUBDIVISION
BEING A REPLAT OF