

**CITY PLAN COMMISSION****THURSDAY, JANUARY 18, 2024****FILE NUMBER:** S234-033**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Ervay Street and Saint Paul Street, east of Richardson Avenue**DATE FILED:** December 20, 2023**ZONING:** PD 317 (Subdistrict 2)**PD LINK:** [Article 317.pdf \(dallascityhall.com\)](#)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 3.792-acres**APPLICANT/OWNER:** Hunt Neurohr, Addie Marreo, LP.

**REQUEST:** An application to replat a 3.792-acre tract of land containing all of Lots 1 through 12 in City Block 11/921, a portion of tract of land in City Block 924 ½, and a portion of an alley and Kelly Avenue to be abandoned, to create one lot on property located between Ervay Street and Saint Paul Street, east of Richardson Avenue.

**SUBDIVISION HISTORY:**

1. S234-021 was a request at the same location the present request to replat a 3.776-acre tract of land containing all of Lots 1 through 12 in City Block 11/921 and a portion of tract of land in City Block 924 1/2, and to abandon a portion of Kelly Avenue and portion of an alley, to create one lot on property between Saint Paul Street and Ervay Street, east of Richardson Avenue. The request was withdrawn on November 27, 2023.
2. S223-215 was a request northwest of the present request to replat a 0.927-acre tract of land containing part of Lots 14 through 18 in City Block 918 to create one lot on property located on Ervay Street, southeast of Lear Street. The request was approved on August 17, 2023, but has not been recorded.
3. S223-214 was a request northwest of the present request to replat a 0.610-acre tract of land containing part of Lots 1 through 3 in City Block 918 to create one lot on property located on Ervay Street, northwest of Corinth Street. The request was approved on August 17, 2023, but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements PD 317 (Subdistrict 2); 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:**

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Ervay Street. *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 Saint Paul 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 Richardson Avenue and Ervay Street. Section 51A 8.602(d)(1)
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Richardson Avenue and Saint Paul Street. Section 51A 8.602(d)(1)
19. 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)*
20. 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.
21. DART coordination will be required.

**Survey (SPRG) Conditions:**

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

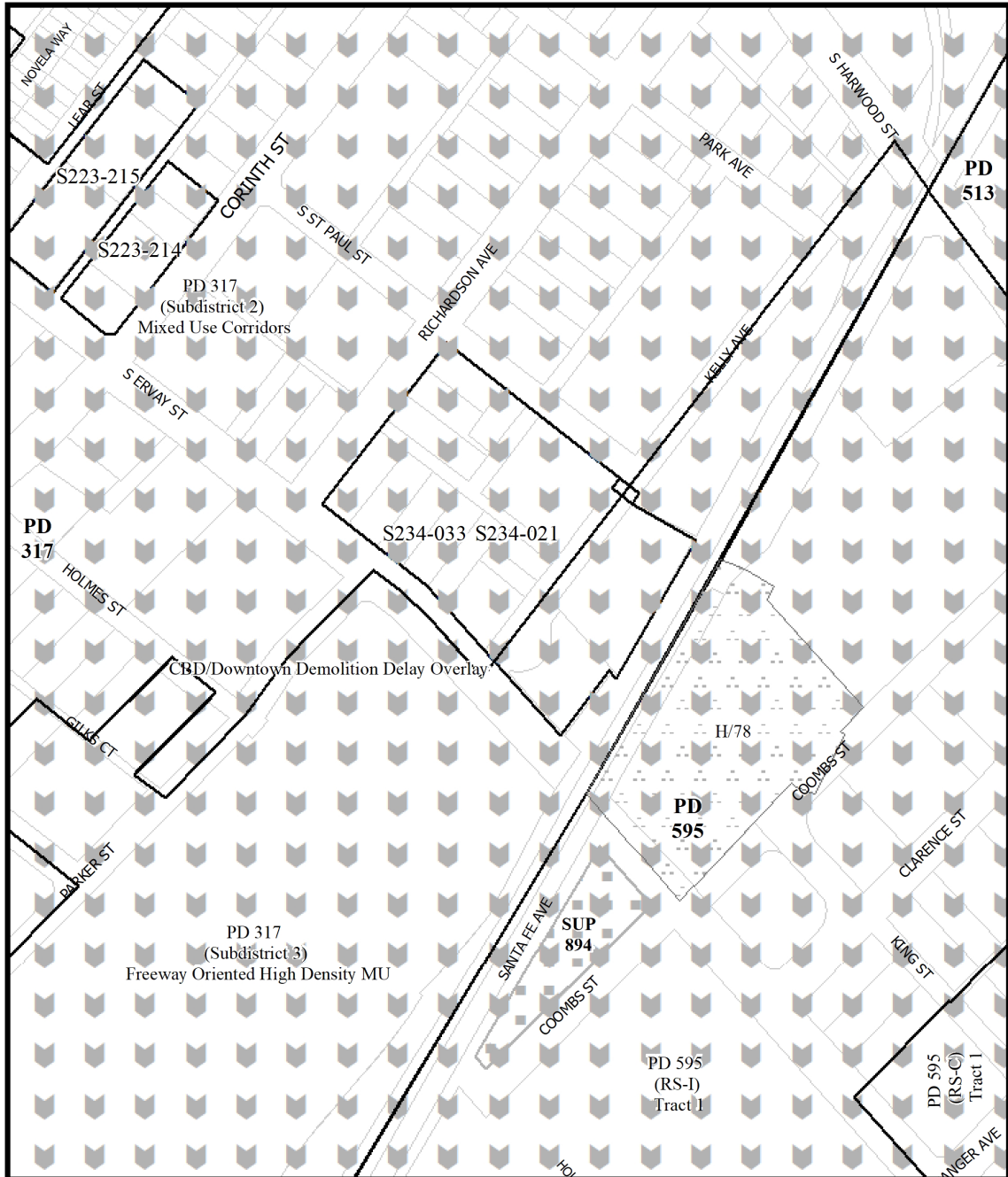
**Dallas Water Utilities Conditions:**




26. 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.
27. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer.

28. Water and wastewater main improvements are 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. On the final plat, show the abandonments for 20-foot alley and Kelly Avenue as follows: "Abandonment authorized by Ordinance No.\_\_\_\_\_, recorded as Inst. Nos. (Cert. ORD No. \_\_\_\_\_, QCD No.\_\_\_\_\_). Utility Easements retained.
31. On the final plat, show the 10-foot drainage easement as follows: "Abandonment authorized by Ordinance No.\_\_\_\_\_, recorded as Inst. Nos.\_\_\_\_\_."
32. Clarify the information regarding City of Dallas remainder tract identified as Vol. 109, Page 482.
33. Prior to the final plat, remove fence currently encroaching along Saint Paul Street and provide evidence to Real Estate division.
34. On the final plat, change "S Ervay Street" to "Ervay Street".
35. On the final plat, change "Kelly Avenue" to "Kelly Avenue (AKA Kelly Street FKA Harrison Avenue)".
36. On the final plat, identify the property as Lot 1A in City Block 11/921.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li> Area of Request</li> <li> Recent History</li> </ul>	Case no: <b>S234-033</b> Date: <b>1/3/2024</b>
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## AERIAL MAP

- Area of Request
- Recent History

Case no: S234-033

Date: 1/3/2024

