

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 19, 2024

FILE NUMBER: S234-184

SENIOR PLANNER: Hema Sharma

LOCATION: Dyer Street, east of Central Expressway/U.S. Highway No. 75

DATE FILED: August 21, 2024

ZONING: MU-3

CITY COUNCIL DISTRICT: 9

SIZE OF REQUEST: 1.9159-acres

APPLICANT/OWNER: Peruna East Corporation, Southern Methodist University

REQUEST: An application to replat a 1.9159-acre tract of land containing part of Lots 1 and 2, and all of Lots 3 and 4A in City Block C/5187 to create one lot on property located on Dyer Street, east of Central Expressway/U.S. Highway No. 75.

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 MU-3 Mixed Use District 3; 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 a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Central Expressway/ U.S. Highway No. 75 & the alley. Section 51A 8.602(d)(1)
16. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."

Survey (SPRG) Conditions:

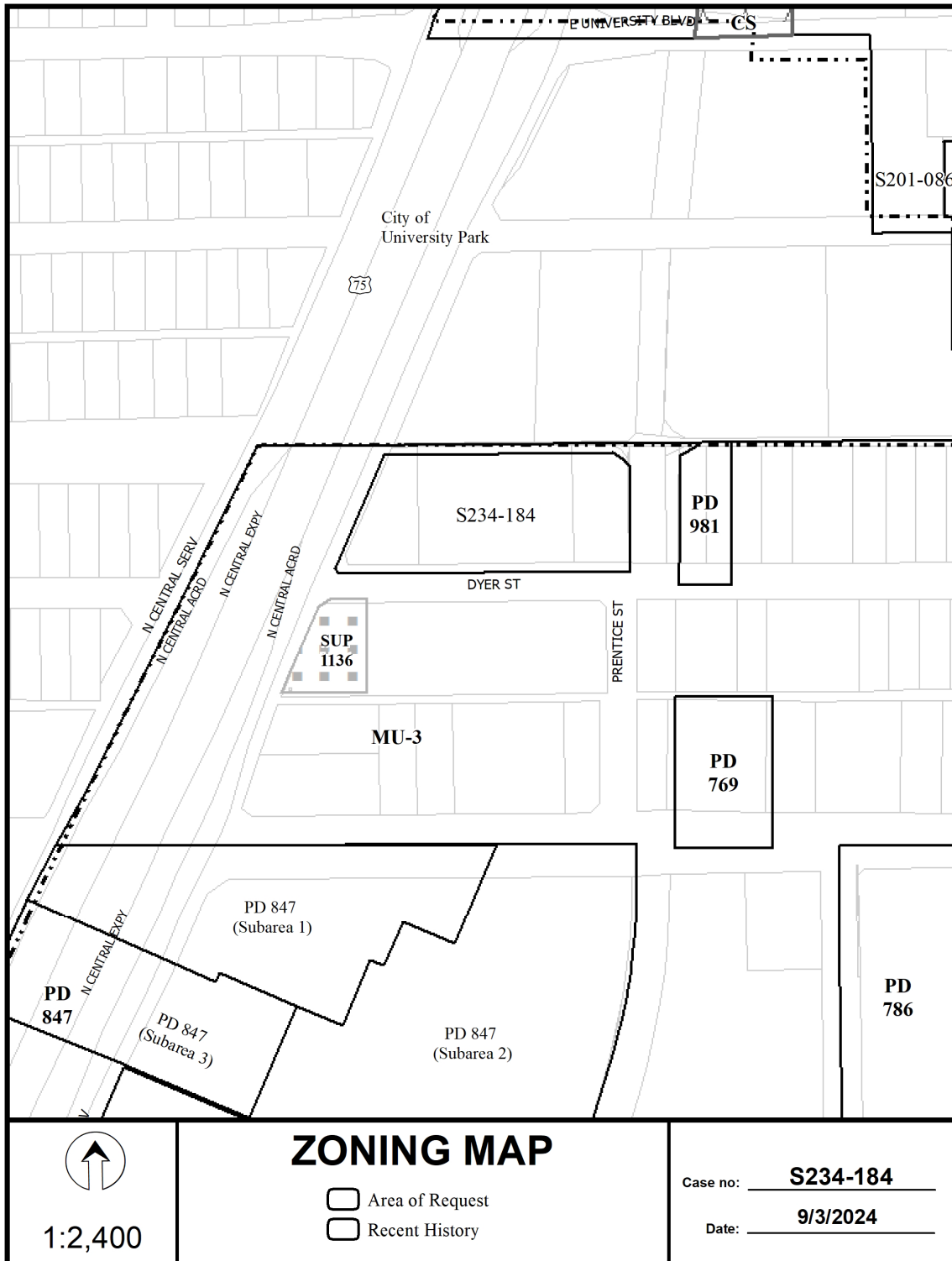
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

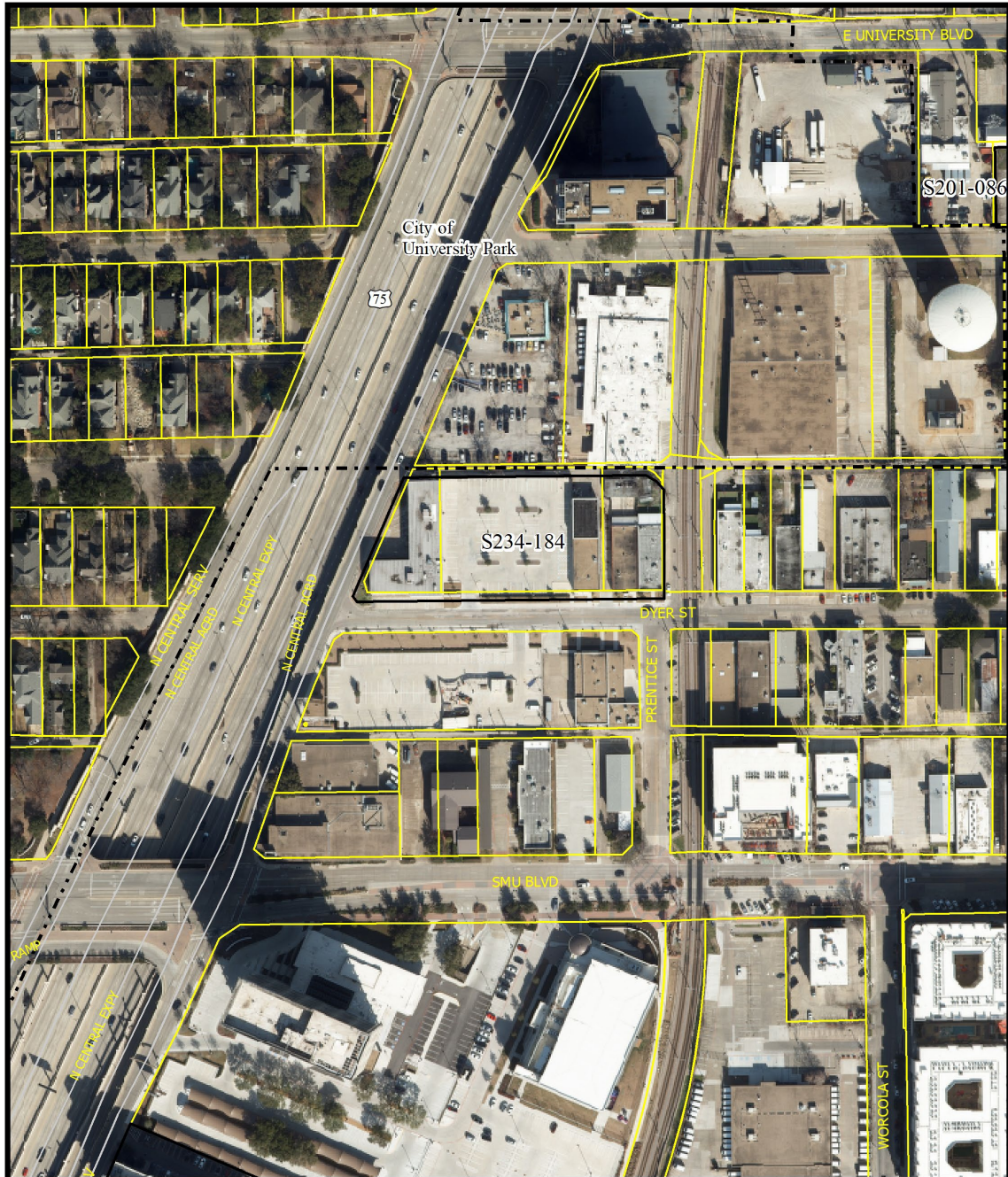
Dallas Water Utilities Conditions:

20. 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.

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

21. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
22. Prior to the final plat, please better depict alley abandonment Vol. 3434 Pg. 142 on plat and provide a copy of recorded Ordinance No. 4988 and the recorded quitclaim deed. In addition to that Please show the alley abandonment on the plat as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. Nos. (Cert. ORD No. _____, QCD No. _____). Utility Easements retained.
23. On the final plat, change "North Central Expressway U.S. Highway 75" to "Central Expressway/ U.S. Highway No. 75 (FKA Coit Road)" Section 51A-8.403(a)(1)(A)(xii).
24. On the final plat, identify the property as Lot 1A in City Block C/5187.





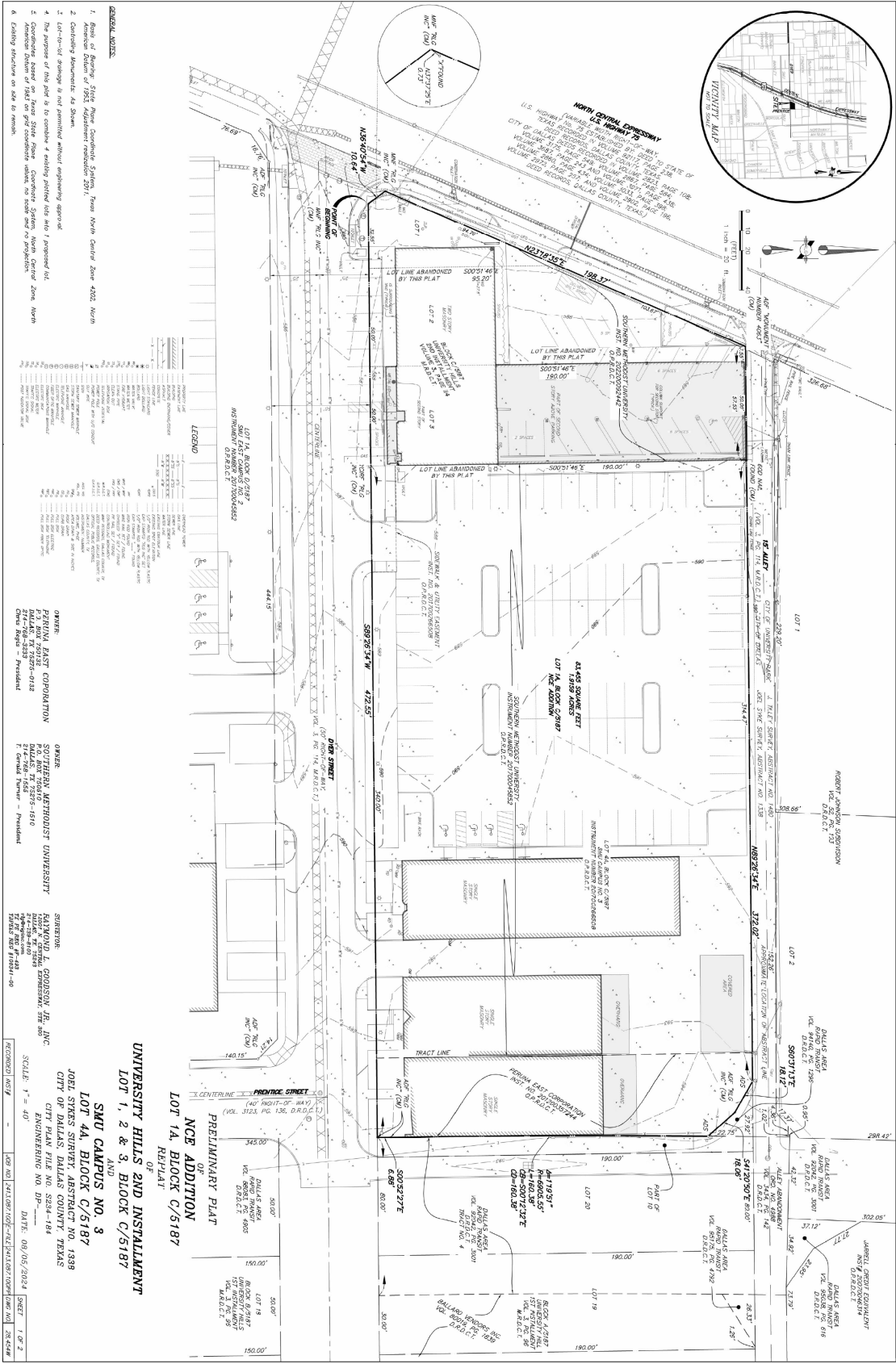
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: **S234-184**

Date: **9/3/2024**



OWNER'S ACKNOWLEDGEMENT

I, the undersigned, being the owner of the above described property, do hereby certify that the foregoing plat and subdivision map were prepared by a duly licensed and qualified professional engineer or surveyor, and that the same are true and correct in all particulars.

My hand and seal of office this _____ day of _____, 2024.

By: _____
City Engineer, Tarrant County, Texas

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PRELIMINARY PLAT
OF
NCE ADDITION
LOT 1A, BLOCK C/5187
REPLAT
OF
UNIVERSITY HILLS 2ND INSTALLMENT
LOT 1, 2 & 3, BLOCK C/5187
AND
SMU CAMPUIS NO. 3
LOT 4A, BLOCK C/5187
JOEL SYKES SURVEY, ABSTRACT NO. 1338
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-184
ENGINEERING NO. DP-_____

SCALE: 1" = 40'
 DATE: 09/05/2024
 SHEET 2 OF 2

JOB NO: 2411887-001-PL-2411887-0001-DWG NO. SK-044