

**CITY PLAN COMMISSION****THURSDAY, OCTOBER 9, 2025****RECORD NO.:** Plat-25-000097 (S245-239)**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Lovers Lane, east of Matilda Street**DATE FILED:** September 11, 2025**ZONING:** PD 799 (Subarea 2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=799>**CITY COUNCIL DISTRICT:** 9**SIZE OF REQUEST:** 7.4122-acres**APPLICANT/OWNER:** Lovers Tradition II, LP

**REQUEST:** An application to replat a 7.4122-acre tract of land containing all of Lot 2A in City Block 12/5408 to create one 0.7691-acre lot and one 6.6431-acre lot on property located on Lovers Lane, east of Matilda Street.

**SUBDIVISION HISTORY:**

1. S189-106 was a request west of the present request to replat an 8.910-acre tract of land containing all of Lot 1A in City Block G/5402 and a portion of an abandoned Matilda Street to create one lot on property located between Greenville Avenue (State Highway 6/US Highway 75), Lovers Lane, Matilda Street, and Milton Street. The request was approved on February 7, 2019, and was recorded on June 10, 2020.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 799 (Subarea 2); therefore, staff recommend 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 submitting 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 2.

**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)
15. 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)

**Right-of way Requirements Conditions:**

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Matilda Street. Section 51A 8.602(c); 51A 8.604(c).
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Milton Street. Section 51A 8.602(c); 51A 8.604(c).

**Survey (SPRG) Conditions:**

18. Submit a completed Final Plat Checklist and All Supporting Documentation.
19. Show recording information on all existing easements within 150 feet of property.

20. Show all additions or tracts of land within 150 feet of property with recording information.
21. Need new/different plat name.

**Dallas Water Utilities Conditions:**

22. 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/ GIS, Lot & Block Conditions:**

23. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva1@dallas.gov to determine street lighting requirements.
24. On the final plat, show the City of Dallas right-of-way abandonments as follows: Abandonment authorized by Ordinance No.\_\_\_\_, recorded as Inst. No.\_\_\_\_\_. Utility Easements retained.
25. On the final plat, show the City of Dallas easement abandonments as follows: Abandonment authorized by Ordinance No. \_\_\_\_, recorded as Inst. No \_\_\_\_\_. Send recorded Quitclaim Deeds and Certified Ordinances to Real Estate.
26. On the final plat, identify the property as Lots 2B and 2C in City Block 12/5406.









