

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 20, 2025****FILE NUMBER:** S245-077**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Sanger Avenue at Ervay Street, east corner**DATE FILED:** January 22, 2025**ZONING:** PD 595 (Subdistrict RS-C)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=595>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.312-acres**APPLICANT/OWNER:** DNS Real Estate, Inc.

REQUEST: An application to create one 0.312-acre lot from a tract of land in City Block G/874 on property located on Sanger Avenue at Ervay Street, east corner.

SUBDIVISION HISTORY:

1. S234-111 was a request northeast of the present request to create one 0.521-acre lot from a tract of land in City Block G/874 on property located on Al Lipscomb Way, west of Rigg Street. The request was approved on May 16, 2024, but has not been recorded.
2. S212-043 was a request northeast of the present request to replat a 0.925-acre tract of land containing all of Lots 20 through 25 and part of Lot 26 in City Block D/873 to create one lot on property located on Harwood Street, north of Al Lipscomb Way. The request was approved on December 16, 2021, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 595 (Subdistrict RS-C); 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)
15. 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.

Right-of way Requirements Conditions:

16. 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)*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Sanger Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Sanger Avenue and Ervay 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)*

Survey (SPRG) Conditions:

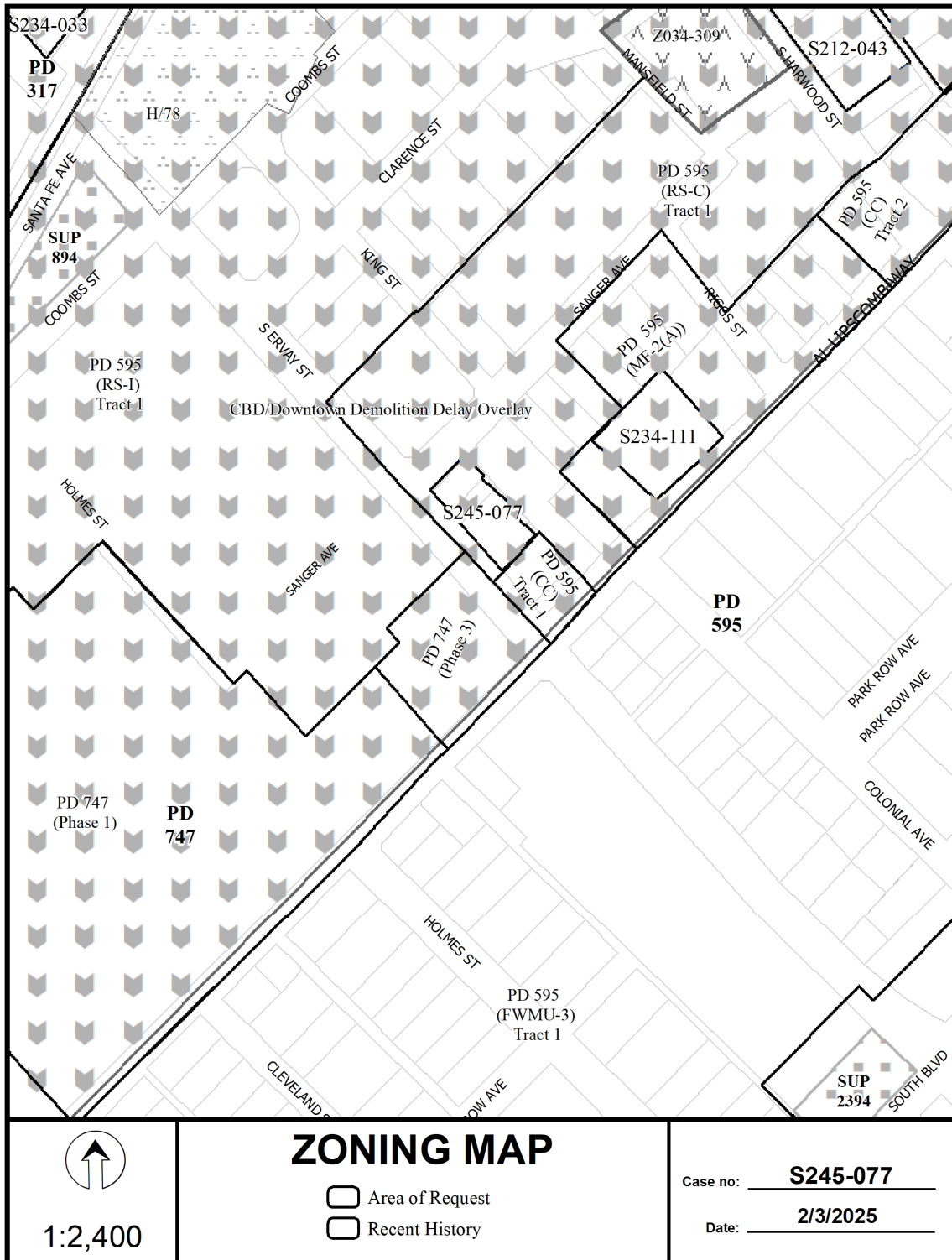
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. Prior to final plat, clarify 8-inch water line across subject property.
24. Prior to final plat, clarify existing storm line across subject property.

Dallas Water Utilities Conditions:

25. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
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. 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.
28. 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.

Streetlight/ GIS, Lot & Block Conditions:

29. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
30. On the final plat, identify the property as Lot 4 in City Block G/874.





LINE TABLE

LINE	LENGTH	BEARING
L1	5.19'	S84°42'13"W
L2	8.00'	S86°46'19"W

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	Section Line
[Symbol]	Survey Line
[Symbol]	Right-of-Way Line
[Symbol]	Water
[Symbol]	Unimproved Land
[Symbol]	Improved Land
[Symbol]	Other

GENERAL NOTES

1. ALL CORNERS AND BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE SURVEY DATA PROVIDED BY THE SURVEYOR. THE SURVEYOR HAS NOT CONDUCTED A FIELD VERIFICATION OF THE DATA. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DATA. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY CLAIMS OR DAMAGES ARISING OUT OF THE USE OF THIS MAP. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY CLAIMS OR DAMAGES ARISING OUT OF THE USE OF THIS MAP.

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the land described in the foregoing plat, hereby certify that the same is true and correct, and that the same is not subject to any lien or claim of any person other than myself. I further certify that the same is not subject to any lien or claim of any person other than myself.

_____, day of _____, 20__

_____, day of _____, 20__

PLAT COUNTY RECORDING LABEL HERE

PLAT COUNTY RECORDING LABEL HERE

PREPARED BY

PREPARED BY