

CITY PLAN COMMISSION**THURSDAY, MAY 8, 2025****FILE NUMBER:** S245-145**SENIOR PLANNER:** Hema Sharma**LOCATION:** bounded by Al Lipscomb Way, Jeffries Street, Park Row Avenue and Malcom X Boulevard**DATE FILED:** April 9, 2025**ZONING:** PD-595 (MF-2(A))**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 3.809-acres**APPLICANT/OWNER:** Dallas Independent School District

REQUEST: An application to replat a 3.809-acre tract of land containing all of Lots 1 through 36 and an abandoned alley in City Block 1/1355 to create one lot on property bounded by Al Lipscomb Way, Jeffries Street, Park Row Avenue and Malcom X Boulevard.

SUBDIVISION HISTORY:

1. S212-328 was a request northwest of the present request to replat a 1.899-acre tract of land containing all of Lots 18 through 28 in City Block 7/854 to create 11 lots ranging in size from 5,225 square feet to 15,557 square feet and to dedicate a right-of-way on property located on Merlin Street, west of Al Lipscomb way. The request was approved on October 6, 2022 but has not been recorded.
2. S212-024 was a request west of the present request to replat a 0.5170-acre tract of land containing all of Lots 1 and 2 and a portion of Lot 3 in City Block 12/854 to create one lot on property located on Grand Avenue at Malcolm X Boulevard, north corner. The request was approved on November 18, 2021 but has not been recorded.
3. S212-023 was a request west of the present request to replat a 0.3612-acre tract of land containing all of Lots 5 and 6 in City Block 7/854 to create one lot on property located on Grand Avenue at Merlin Street, north corner. The request was approved on November 18, 2021 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD-595 (MF-2(A)); 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 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Malcom X Boulevard & Al Lipscomb Way. *Section 51A 8.602(d)(1)*

16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Al Lipscomb Way & Jeffries Street. Section 51A 8.602(d)(1)
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Jeffries Street & Park Row Avenue. 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 the intersection of Park Row Avenue & Malcom X Boulevard. 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. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Flood Plain Conditions:

21. Comply with Peaks Branch drainage requirements. Finish floor elevation is recommended to be 3' above nearest inlet, top of curb. *Per DWU Floodplain Management Department recommendation*

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, 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:

25. 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.
26. Water and Wastewater main improvements may be required by Private Development Contract. 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:

27. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
28. Prior to the final plat, please show the Closed and Vacate on the plat as follows: Closed and Vacate authorized by Ordinance No._____. recorded as Inst. No. _____.
29. On the final plat, change "Malcom X Blvd." to "Malcom X Boulevard (FKA Oakland Avenue)". Section 51A-8.403(a)(1)(A)(xii).
30. On the final plat, change "Grand Avenue" to "Al Lipscomb Way (FKA Grand Avenue)". Section 51A-8.403(a)(1)(A)(xii).
31. On the final plat, identify the property as Lot 1A in City Block 1/1355.





