

**CITY PLAN COMMISSION****THURSDAY, JANUARY 23, 2025****FILE NUMBER:** S245-056**SENIOR PLANNER:** Hema Sharma**LOCATION:** Forth Worth Avenue at Sylvan Avenue, south of Seale Street**DATE FILED:** December 26, 2024**ZONING:** PD 714 (Subarea 2A), CS**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20714.pdf>**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 4.9998-acres**APPLICANT/OWNER:** Diamond Belmont Holdings, LLC

**REQUEST:** An application to replat a 4.9998-acre tract of land containing all of Lot 36 in City Block A/4015, all of Lot 1A in City Block B/4017 and all of Lot 2A in City Block C/4018 to create one lot on property located on Forth Worth Avenue at Sylvan avenue, south of Seale Street.

**SUBDIVISION HISTORY:**

1. S201-718 was a request southwest of the present request to to replat a 8.758-acre tract of land containing all of City Blocks 18/3979, 19/3980, 4011, and 4012, part of Lots 1 through 3 in City Block 19/3980, part of Lots 2 through 4 in City Block 18/3979, Lot 1 in City Block A/4011 and a portion of Winnetka Avenue to be abandoned, to create one lot on property located on Fort Worth Avenue, east of North Clinton Avenue. The request was approved on August 19, 2021 and recorded on May 20, 2022.
2. S190-158 was a request east of the present request to request to replat a 1.088-acre tract of land containing part of Lots 7 through 12, 14, and 15 and all of Lots 16 and 17 in City Block A/4016; a portion of abandoned 15-foot alley, and a portion of abandoned Sylvan Avenue to create one lot on property located on Sylvan Avenue at Fort Worth Avenue, south of Evanston Avenue. The request was approved on July 9, 2020 but has not been recorded.
3. S190-158R was a request east of the present request to replat a 1.0478-acre tract of land containing part of Lots 7 through 12, 14, 15 and all of Lots 16 and 17 in City Block A/4016; a portion of an abandoned 15-foot alley, and a portion of abandoned Sylvan Avenue to create one 0.8817-acre lot and one 0.1661-acre lot and to dedicate right-of-way on property located on Sylvan Avenue at Fort Worth Avenue, south of Evanston Avenue. The request was approved on January 5, 2023 but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 714 (Subarea 2A), CS Commercial Service District; 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 50 feet of right-of-way (via fee simple) from the established center line of Sylvan Avenue. *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 Seale Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Sylvan Ave & Seale Street Place. Section 51A 8.602(d)(1)
18. On the final plat, dedicate a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Sylvan Ave & Fort Worth Avenue. Section 51A 8.062(d)(1)
19. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Fort Worth Avenue & Malone Drive. Section 51A 8.062(d)(1)
20. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
21. 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*

**Survey (SPRG) Conditions:**

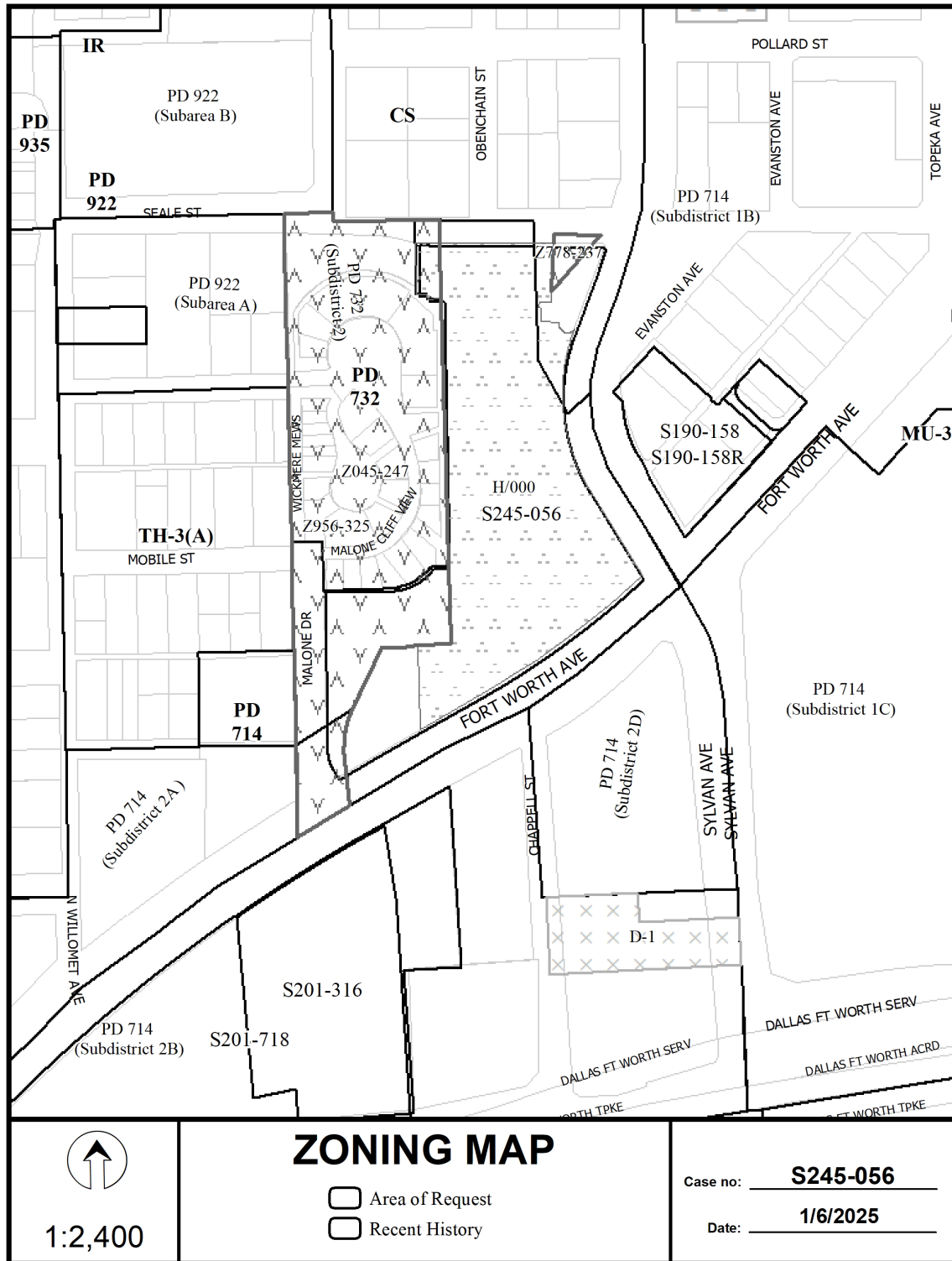
22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
24. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
27. On the final plat, chose a new or different addition name.

**Dallas Water Utilities Conditions:**

28. 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.
29. 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.

**Arborist/ Street Name/ GIS, Lot & Block Conditions:**

30. Prior to the final plat, please provide tree survey.
31. On the final plat, change “Seale Street” to “Seale Street (FKA Terrell Street FKA Grove Street)”. Section 51A-8.403(a)(1)(A)(xii).
32. On the final plat, change “Sylvan Avenue” to “Sylvan Avenue (AKA Sylvan Street FKA Obenchain Street)”. Section 51A-8.403(a)(1)(A)(xii).
33. On the final plat, change “Fort Worth Avenue (FKA State Loop 260 & Dallas Avenue-Fort Worth Pike)” to “Forth Worth Avenue (AKA Forth Worth Cutoff FKA West Dallas Pike) – Provide documentation for Dallas Avenue and State Highway Loop No. 260”. Section 51A-8.403(a)(1)(A)(xii).
34. On the final plat, add “Evanston Avenue (FKA Sylvan Street)” to plat drawing.
35. On the final plat, add “Wickmere Mews” to plat drawing.
36. On the final plat, add “Malone Cliff View” to plat drawing.
37. On the final plat, identify the property as Lot 1B in City Block B/4017.









Map and legal description of Lot 1, Block A4017, Belmont Addition. Includes owner information, survey details, and a preliminary plat for the City of Dallas.