

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 6, 2025****RECORD NO.:** Plat-25-000119**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Fairmont Street at McKinney Avenue, southwest corner**DATE FILED:** October 9, 2025**ZONING:** PD 193 (Subdistrict 160)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-II-S-160>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 2.256-acres**APPLICANT/OWNER:** Murphy Plaza, LLC

REQUEST: An application to replat a 2.256-acre tract of land containing all of Lot 1A in City Block 1/949 and a tract of land in City Block 949 to create one lot on property located on Fairmont Street at McKinney Avenue, southwest corner.

SUBDIVISION HISTORY:

1. S234-129 was a request north of the present request to create one 0.344-acre lot from a tract of land in City Block 2/954 and a portion of an abandoned alley on property located on Routh Street, west of McKinney Avenue. The request was approved on June 20, 2024, and was recorded on March 7, 2025.
2. S234-020 was a request north of the present request to replat a 0.94-acre tract of land containing a part of City Block 2/954 and a portion of an abandoned alley to create one lot on property located on Routh Street at McKinney Avenue, southwest corner. The request was withdrawn on December 8, 2023.
3. S223-082 was a request west of the present request to replat a 0.6136-acre tract of land containing all of Lots 7, 8, and 9 in City Block 1/949 and a portion of land in City Block 1/949 to create one lot on property located on Maple Avenue, north of McKinney Avenue. The request was approved on March 23, 2023, but has not been recorded.
4. S212-265 was a request northeast of the present request to replat a 1.026-acre tract of land containing all of Lots 1 through 4 in City Block A/554 to create one lot on property located on McKinney Avenue, between Routh Street and Boll Street. The request was approved on August 4, 2022, but has not been recorded.
5. S201-776 was a request northeast of the present request to create a 1.1420-acre lot from a tract of land in City Block 561 on property located on McKinney Avenue at Boll Street, east corner. The request was approved on October 21, 2021, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 193 (Subdistrict 160); 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 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)

Right-of way Requirements Conditions:

15. Dedicate 28 feet of right of way (via Fee Simple or Street Easement) from established center line of Fairmount Street. Section per 51A 8.611(e); 51A 8.602(c); 51A 8.604(c)
16. Dedicate a minimum 20-foot by 20-foot corner clip (via Fee Simple or Street Easement) at intersection of Fairmount Street and McKinney Avenue. Section 51A 8.602(d)(1).
17. 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. 51A 8.602(d)(1), 51A 8.608(a)
18. Must coordinate with Transportation Development Services for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development per 51A-8.606, 51A-8.608.
19. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

Survey (SPRG) Conditions:

20. Submit a completed Final Plat Checklist and All Supporting Documentation.
21. Show recording information on all existing easements within 150' of property.

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.
23. Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Light/ Arborist/ GIS, Lot & Block Conditions:

24. Submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the initial phase of review. Additional street lighting installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section 6. Photometric analysis will be required to support the submitted street lighting plan.
25. Need revised tree survey. Tree survey must contain both size and species for all protected trees on lots. Specify what species of oak as well.
26. On the final plat, identify the property as Lot 1B in City Block 1/949.







