

**CITY PLAN COMMISSION****THURSDAY, JUNE 26, 2025****FILE NUMBER:** PLAT-25-000021 (S245-187)**SENIOR PLANNER:** Hema Sharma**LOCATION:** Carlisle Street, between Hall Street and Carlisle Place**DATE FILED:** May 30, 2025**ZONING:** PD 193 (PDS 174)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>[https://dallascityhall.com/departments/city-attorney/Articles/pdf/Div%20S-174%20\[Part%20II%20PD%20193\].pdf](https://dallascityhall.com/departments/city-attorney/Articles/pdf/Div%20S-174%20[Part%20II%20PD%20193].pdf)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 2.4475-acres**OWNER:** Carlisle on the Creek

**REQUEST:** An application to replat a 2.4475-acre tract of land containing part of Lot 24, and all of Lots 25 through 32 in City Block B/973, part of City Block B/973, and 12-foot abandoned alley to create one lot on property located on Carlisle Street, between Hall Street and Carlisle Place.

**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 193 (PDS 174); 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 30 feet of right-of-way (via fee simple) from the established center line of Carlisle Street. *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 Hall Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c)*.
17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Carlisle Street & Hall Street. *Section 51A 8.602(d)(1)*
18. 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)*
19. 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:**

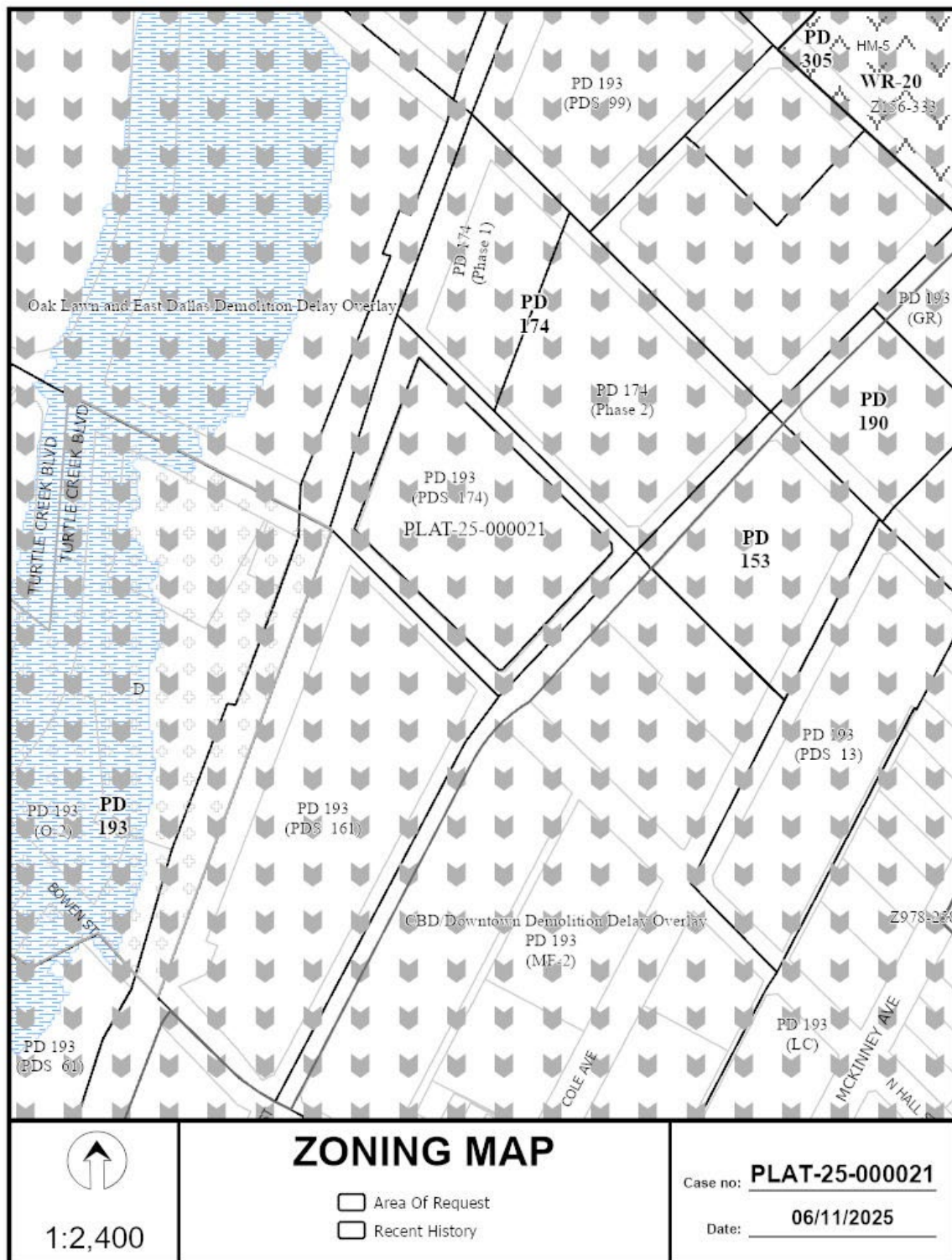
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

**Dallas Water Utilities Conditions:**

24. 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.
25. 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.
26. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.

**Real Estate/ GIS, Lot & Block Conditions:**

27. Prior to the final plat, please show the alley abandonment on the plat as follows: Abandonment authorized by Ordinance No. 11658, recorded as Vol., Pg. Nos. Utility easements retained. Please forward the recorded ordinance and recorded quitclaim deed to Real Estate.
28. On the final plat, identify the property as Lot 24A in City Block B/973.









City Plan Commission Date: 06/26/2025 23(f) PLAT-25-000021 (S245-187)

Kimley-Horn

PRELIMINARY PLAT

CARLISE ON THE CREEK ADDITION

LOT 1, BLOCK B973

BEING A REPLAT OF BLOCK B973

T.L. BRADFORDS COLE AVE ADDITION AND

LOTS 24-32, BLOCK B973 CARLISE PLACE

AND BEING 2.473 ACRES OUT OF THE

JOHN GRIGSBY SURVEY, ABSTRACT NO. 492

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN NO. S245-187

PLAT-25-000021

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Project No. 2020-000021

Client: John Grigsby Survey, Abstract No. 492

City: Dallas, Texas

County: Dallas

State: Texas

Date: 06/26/2025

Scale: 1" = 40'

Sheet: 1 of 1

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