

CITY PLAN COMMISSION**THURSDAY, JUNE 12, 2025****RECORD NO.:** PLAT-25-000004 (S245-172) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Elm Street and Pacific Avenue, west of Lamar Street**DATE FILED:** May 16, 2025**ZONING:** CA-1(A)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.918-acres**APPLICANT/OWNER:** Sycamore Hunt Acquisitions, LLC

REQUEST: An application to replat a 0.918-acre tract of land containing all of Lots 1 through 8 in City Block 31/46 to create one lot on property between Elm Street and Pacific Avenue, west of Lamar Street.

SUBDIVISION HISTORY:

1. S156-022 was a request south of the present request to replat a 1.802-acre tract of land containing all of abandoned Austin Street; part of Lot 6 and all of Lots 1, 2, 7, and 8 in City Block 18/4; and all of Lots 1-8 in City Block 33/48 into one lot on property located between Main Street, Lamar Street, Commerce Street, and Market Street. The request was approved on November 19, 2015, and was withdrawn on July 26, 2023.

STAFF RECOMMENDATION: The request complies with the requirements of the CA-1(A) Central Area 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 40 feet of right-of-way (via fee simple) from the established center line of Pacific Avenue. Section 51A-8.602 (c)
16. On the final plat, dedicate 40 feet of right-of-way (via fee simple) from the established center line of Elm Street. Section 51A-8.602 (c)
17. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Lamar Street. Section 51A-8.602 (c)
18. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Lamar Street and Pacific Avenue. Section 51A 8.602(d)(1)
19. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Lamar Street and Elm Street. Section 51A 8.602(d)(1)

20. 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)*
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 recording information on all existing easements within 150 feet of the property.
25. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

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. 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.

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

28. Submit a full set of street lighting plans for review.
29. Photometric analysis is required demonstrating that proposed illumination improvements meet the illumination requirements of the 2019 Street Design Manual, Section 6.
30. All new lighting must match the existing street light style, the historical acorn pedestrian poles. Contact daniel.silva1@dallas.gov for cutsheets and IES files for these types of poles and to coordinate street lighting requirements.
31. Confirm that the license agreements, Inst. Nos. 20070066568, Inst. No. 201100035349, and Inst. No. 201100267714 shown on the plat are in place or in use.
32. On the final plat, identify the property as Lot 1A in City Block 31/46.





