

CITY PLAN COMMISSION**THURSDAY, MAY 22, 2025****FILE NUMBER:** S245-165**SENIOR PLANNER:** Hema Sharma**LOCATION:** Pennsylvania Avenue at Julius Schepps Freeway/Interstate Highway No. 45, northwest corner**DATE FILED:** April 25, 2025**ZONING:** PD 597, PD 595**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20597.pdf><https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 5.551-acres**APPLICANT/OWNER:** Julie Saqueton, St. Philips School and Community Center

REQUEST: An application to replat a 5.551-acre tract of land containing all of Lots 6A, 10, 17 through 22 in City Blocks 11/1156; portion of Lots 1, 2 and 7 in City Block 11/1157 and to abandon portions of Peabody Avenue, Colonial Avenue and an alley to create one lot on property located on Pennsylvania Avenue at Julius Schepps Freeway/Interstate Highway No. 45, northwest corner.

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

STAFF RECOMMENDATION: The request complies with the requirements of PD 597 and PD 595; 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)
15. Existing drainage conveyance within the property is required to be sized in compliance with *Section 51A-8.611(a)(1)* of the City of Dallas Code.

Right-of way Requirements Conditions:

16. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Pennsylvania Avenue & the alley. *Section 51A-8.602(e)*
17. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
18. 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*

Transportation Conditions:

19. Colonial Avenue is designated in the City of Dallas Thoroughfare Plan. Amendment is required to remove Colonial before abandonment and plat can proceed. Amendment is currently in progress.

Survey (SPRG) Conditions:

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
22. 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.
23. On the final plat, chose a new or different addition name.

Dallas Water Utilities Conditions:

24. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
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 is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Street Light/ Real Estate/ Street Name/ GIS, Lot & Block Conditions:

28. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
29. Prior to final plat, contact Real Estate regarding proposed Abandonments. Please show the abandonments on the plat as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. Nos. (Cert. ORD No. _____, QCD No. _____). Utility Easements retained.
30. On the final plat, change "Pensylvania Ave" to "Pennsylvania Avenue". Section 51A-8.403(a)(1)(A)(xii).

31. On the final plat, change "Peabody Ave" to "Peabody Avenue". Section 51A-8.403(a)(1)(A)(xii).
32. On the final plat, change "Martin Luther King Jr. Blvd" to "Martin Luther King Jr. Boulevard (FKA Forest Avenue)". Section 51A-8.403(a)(1)(A)(xii).
33. On the final plat, change "Julius Schepps Fwy/State of Texas State Highway Department Interstate Highway 45" to "Julius Schepps Freeway/Interstate Highway No. 45 (FKA Wendelkin Street FKA Harwood Street)". Section 51A-8.403(a)(1)(A)(xii).
34. On the final plat, identify the property as Lot 6B in City Block 11/1156.





