

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 6, 2025****RECORD NO.:** Plat-25-000118**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Cleveland Street, northwest of Park Row Avenue**DATE FILED:** October 10, 2025**ZONING:** PD 595 (FMWU-3)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=595>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.1435-acres**APPLICANT/OWNER:** Cornerstone Community Development Corporation, Inc.

REQUEST: An application to replat a 0.1435-acre tract of land containing part of Lots 4 and 5 in City Block 1/1117 to create one lot on property located on Cleveland Street, northwest of Park Row Avenue.

SUBDIVISION HISTORY:

1. Plat-25-00009 was a request southeast of the present request to replat a 0.482-acre tract of land containing all of Lots 2, 3, and 4 in City Block 1/1115 to create one lot on property located on Parnell Street, southeast of Al Lipscomb Way. The request was approved on October 9, 2025, but has not been recorded.
2. S245-123R was a request south of the present request to revise a previously approved preliminary plat (S245-123) to replat a 0.543-acre tract of land containing all of Lots 39, 40 and 41 in City Block 5/1116 to create one lot on property located on South Boulevard at Gould Street, west corner. The request was approved on June 26, 2025, but has not been recorded.
3. S245-123 was a request south of the present request to replat a 0.375-acre tract of land containing all of Lots 40 and 41 in City Block 5/1116 to create one lot on property located on South Boulevard at Gould Street, north corner. The request was approved on April 10, 2025, but has not been recorded.
4. S212-340 was a request southeast of the present request to replat a 1.228-acre tract of land containing all of Lots 1 through 6 in City Block 4/1126 to create one lot on property located on Cleveland Street, between South Boulevard and Park Row Avenue. Ther request was approved on October 6, 2022, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 595 (FMWU-3); 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. 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)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP). 51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9)

Right-of way Requirements Conditions:

14. On the final plat, dedicate 25 feet of right-of-way (via Fee Simple or Street Easement) from established center line of Cleveland Street. Section per 51A 8.611(e); 51A 8.602(c); 51A 8.604(c).
15. Dedicate alley right-of-way of at least 7.5 feet from centerline (1 foot). Section per 51A 8.507(b)(1).

16. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

Survey (SPRG) Conditions:

17. Submit a completed Final Plat Checklist and All Supporting Documentation.

Dallas Water Utilities Conditions:

18. 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.
19. Water 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.
20. 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.

GIS, Lot & Block Conditions:

21. On the final plat, identify the property as Lot 4A in City Block 1/1117.





