

CITY PLAN COMMISSION**THURSDAY, OCTOBER 9, 2025****RECORD NO.:** Plat-25-000095 (S245-241)**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Wichita Street and Continental Avenue, southwest of Slocum Street**DATE FILED:** September 12, 2025**ZONING:** PD 621 (Subdistrict 2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=621>**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 6.8166-acres**APPLICANT/OWNER:** GH Continental Avenue Dallas TX

REQUEST: An application to replat a 6.8166-acre tract of land containing City Blocks 1/409 and 2/409 and a portion of an abandoned Dragon Street to create one lot on property located between Wichita Street and Continental Avenue, southwest of Slocum Street.

SUBDIVISION HISTORY:

1. S178-103 was a request west of the present request to create one 7.789-acre lot from a tract of land within City Block 6832 from property located on Riverfront Boulevard at Parkhouse Street. The request was approved on March 1, 2018, but has not been recorded.
2. S167-079 was a request northeast of the present request to replat all of Lot 1, City Block A/393 to create one 1.5084-acre lot, and one 2.4127-acre lot from a 3.9211-acre tract of land on property located on Olive Street between Victory Avenue and Victory Park Lane. The request was approved on February 16, 2017, and was recorded on September 28, 2018.
3. S167-025 was a request east of the present request to replat a 3.607-acre tract of land containing all of Lot 1A in City Block 1/405 to create one lot on property located on Houston Street, South of Continental Avenue. The request was approved on December 1, 2016, and was withdrawn on October 31, 2018.

STAFF RECOMMENDATION: The request complies with the requirements of PD 621 (Subdistrict 2); 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/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 67 feet of right-of-way (via fee simple) from the established center line of Continental Avenue. Section 51A-8.602(c); Section 51A-8.604(c)

16. On the final plat, dedicate a minimum of 5-foot by 5-foot corner clip (via fee simple or street easement) at Slocum Street and Wichita Street. 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 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:

19. Submit a completed Final Plat Checklist and All Supporting Documentation.
20. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.

Dallas Water Utilities Conditions:

21. 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.
22. Water and 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.
23. 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/ Arborist/ Real Estate/ Street Name Coordinator/ GIS, Lot & Block Conditions:

24. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva1@dallas.gov to determine street lighting requirements.
25. A tree survey is required to be submitted and approved by the Arborist. The tree survey must include all trees in the site or adjacent right-of-way 8-inch in diameter or larger.
26. On the final plat, show the abandonment of Dragon Street on the plat as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. Nos.

(Cert. ORD No. _____, QCD No. _____). Utility Easements retained.

27. On the final plat, change "Interstate Highway 35E" to "Stemmons Freeway/ Interstate Highway No. 35E (AKA U.S. Highway No. 77)"
28. On the final plat, identify the property as Lot 1 in City Block 1/409.





