

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 7, 2024****FILE NUMBER:** S245-007**SENIOR PLANNER:** Hema Sharma**LOCATION:** Carl Street, east of Cross Street**DATE FILED:** October 9, 2024**ZONING:** PD 595 (R-5(A))**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.155-acres**APPLICANT/OWNER:** James P. Altiery & Rafael Collazo, Marysol Reality Grp & Maestro Homes, LLC.**REQUEST:** An application to create one 0.155-acre lot from a tract of land in City Block 1812 on property located on Carl Street, east of Cross Street.**SUBDIVISION HISTORY:**

1. S190-111 was a request southeast of the present request to create three lots with an area of 6,128 square feet each from a 0.422-acre (18,383 square feet) tract of land in City Block J/1486 on property located on Penelope Street, southwest of Gertrude Street. The request was approved on April 9, 2020 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 595 (R-5(A)); 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 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Carl Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Flood Plain Conditions:

16. Comply with Peaks Branch drainage requirements. Finish floor elevation is recommended to be 3' above nearest inlet, top of curb. Per DWU Floodplain Management Department recommendation

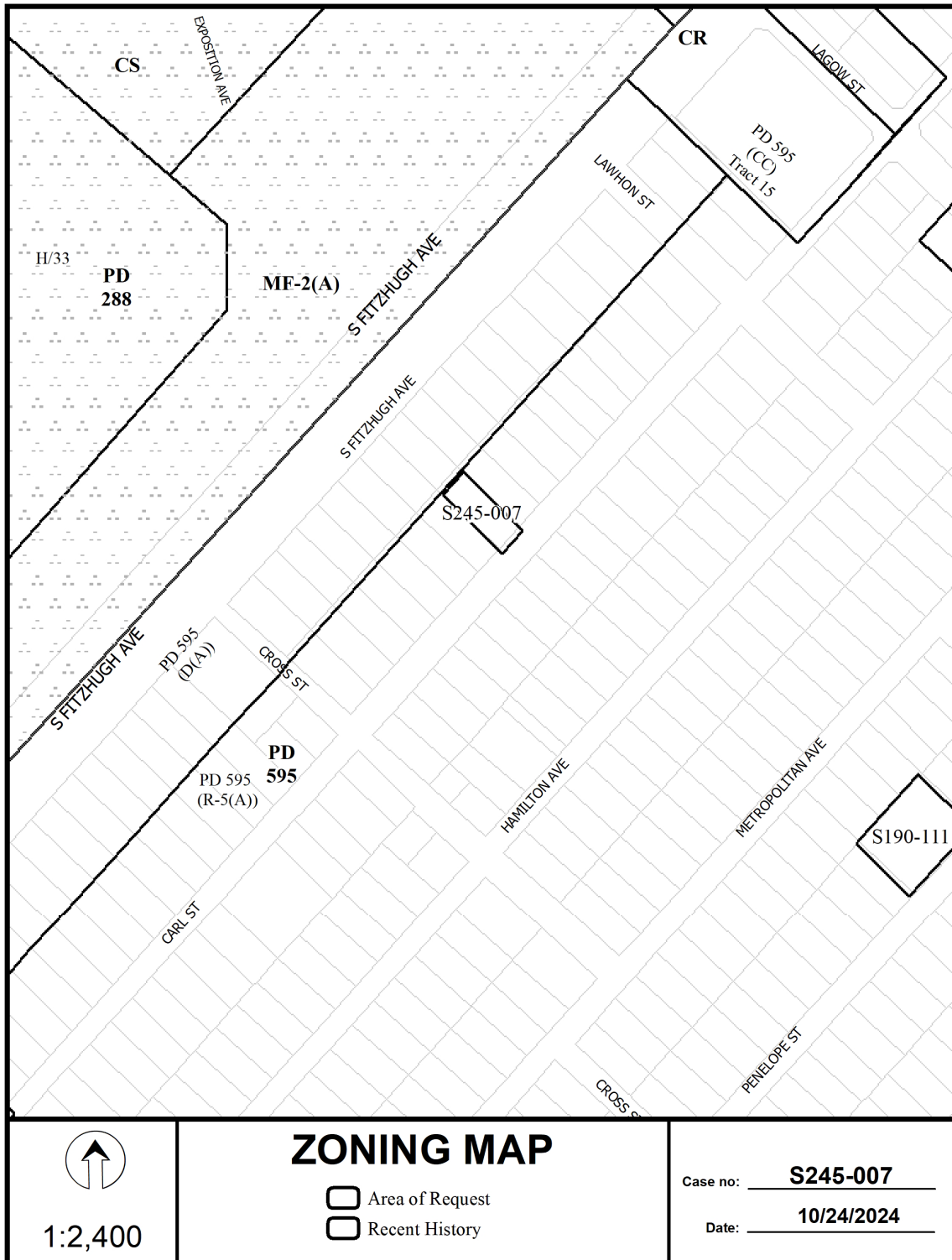
Survey (SPRG) Conditions:

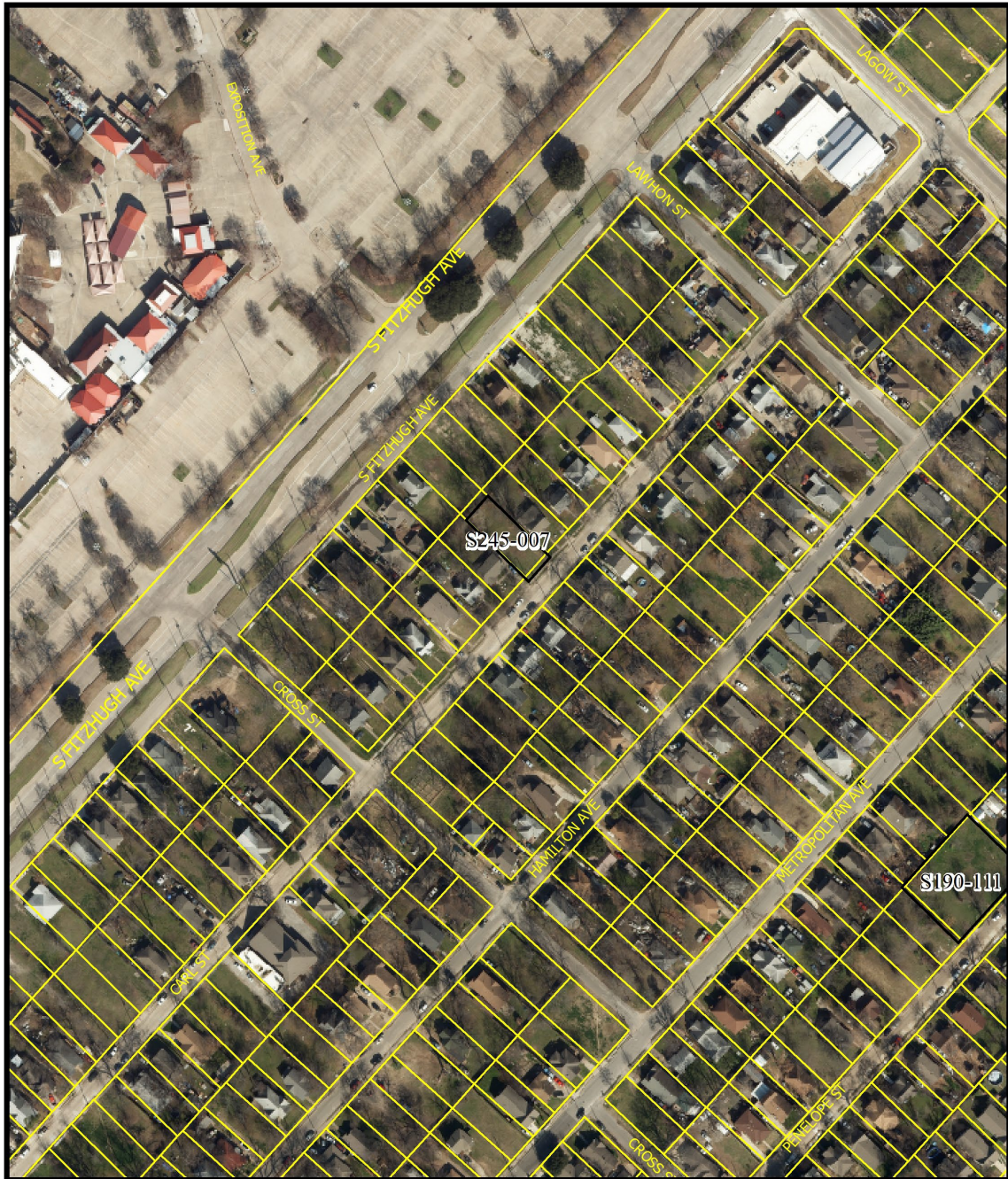
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.


19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
20. On the final plat, chose a new or different plat name.

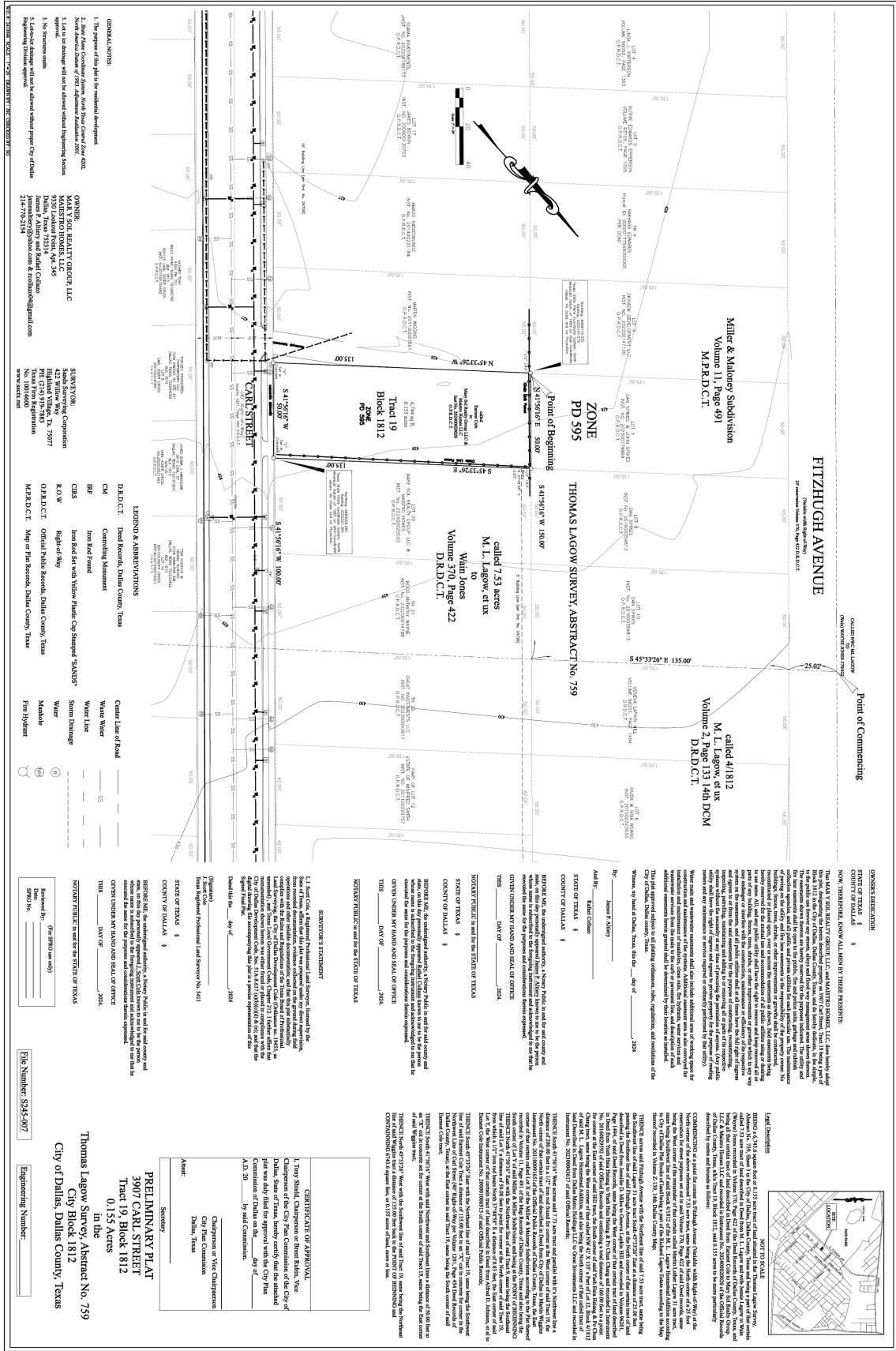
GIS, Lot & Block Conditions:

21. On the final plat, identify the property as Lot 1 in City Block A/1812.





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S245-007 </u> Date: <u> 10/24/2024 </u>
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GENERAL NOTES:

- The purpose of this plan is for residential development.
- Lot lines are shown as dashed lines.
- No easements are shown.
- Lot lines are shown as dashed lines.

OWNER:
 MAX YOUNG REALTY GROUP, LLC
 9010 Lakewood Park, Apt. 345
 Dallas, Texas 75243
 maxyoung@maxyoung.com & kcollins@maxyoung.com
 214-791-9234

STATIONER:
 Sudds Surveying Corporation
 4122 Winters Way, #2077
 P.O. Box 191383
 Dallas, Texas 75219
 www.sudds.com

LEGEND & ABBREVIATIONS:

D.R.D.C.T. Deed Record, Dallas County, Texas
 C.M. Canning Monument
 I.R. Iron Rod set with Yellow Plastic Cap stamped "ANNO"
 C.R.S. Corner
 R.O.W. Right-of-Way
 M.P.R.D.C.T. Map or Plat Record, Dallas County, Texas

Center Line of Road
 Water
 Storm Drainage
 Water
 Malleable
 Fire Hydrant

NOTARY PUBLIC: I, _____, Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the undersigned.

Notary Public in and for the State of Texas

PRELIMINARY PLAT:
 3907 CARR STREET
 TRACT 19, BLOCK 1812
 0.153 ACRES
 In the
 Thomas Lagoon Survey, Abstract No. 759
 City of Dallas, Dallas County, Texas

Engineering Number: _____

CERTIFICATE OF APPROVAL:
 I, _____, Chairman of the City Plan Commission, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the undersigned.

Chairman of the City Plan Commission
 City Plan Commission
 Dallas, Texas

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