

**LOCATION:** between Stemmons Freeway and Slocum Street, at the terminus of Wichita Street

**DATE FILED:** March 07, 2024

**ZONING:** PD 621 (Subdistrict 1J)

**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20621.pdf>

**CITY COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** 3.282-acres

**APPLICANT/OWNER:** Sycamore Development

**REQUEST:** An application to create one 3.282-acre lot from a tract of land in City Blocks 401, 409 and 3/409 on property located between Stemmons Freeway and Slocum Street, at the terminus of Wichita Street.

**SUBDIVISION HISTORY:**

1. S223-147 was a request east of the present request to replat a 3.118-acre tract of land containing all of Lot 1B in City Block 7/409 to abandon existing easements and to create one lot on property located between Victory Avenue and Interstate Highway 35E, east of Dallas Area Rapid Transit. The request was approved on June 1, 2023 and has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 621 (Subdistrict 1J); 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, add the note: “TxDOT approval may be required for any driveway modification or new access point(s).”
16. 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.

**Flood Plain Conditions:**

17. Location is in the Turtle Creek Sump. Water Surface Elevation (WSE= 400). All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by DWU Floodplain Management Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. *Section 51A-8.611(a)(1) through (8)*

**Survey (SPRG) Conditions:**

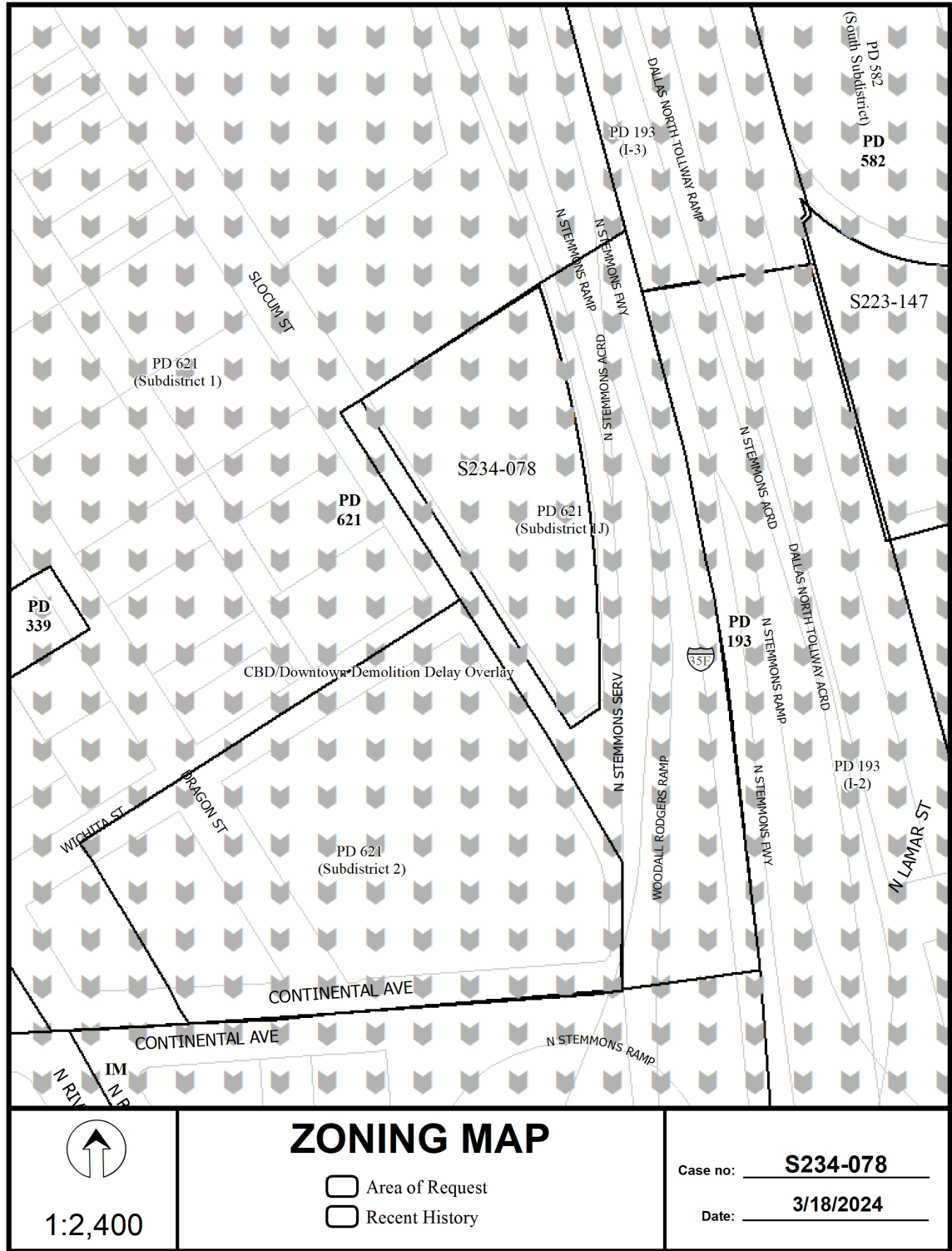
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
20. On the final plat, chose a new or different plat name.

**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. 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.


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

23. Prior to the final plat, please contact Real Estate division regarding existing easements that appear to be underneath existing building on site.
24. On the final plat, change “IH-35E (Stemmons Freeway)” to “Stemmons Freeway/ Interstate Highway No. 35E”.
25. On the final plat, identify the property as Lot 1 in City Block B/409.







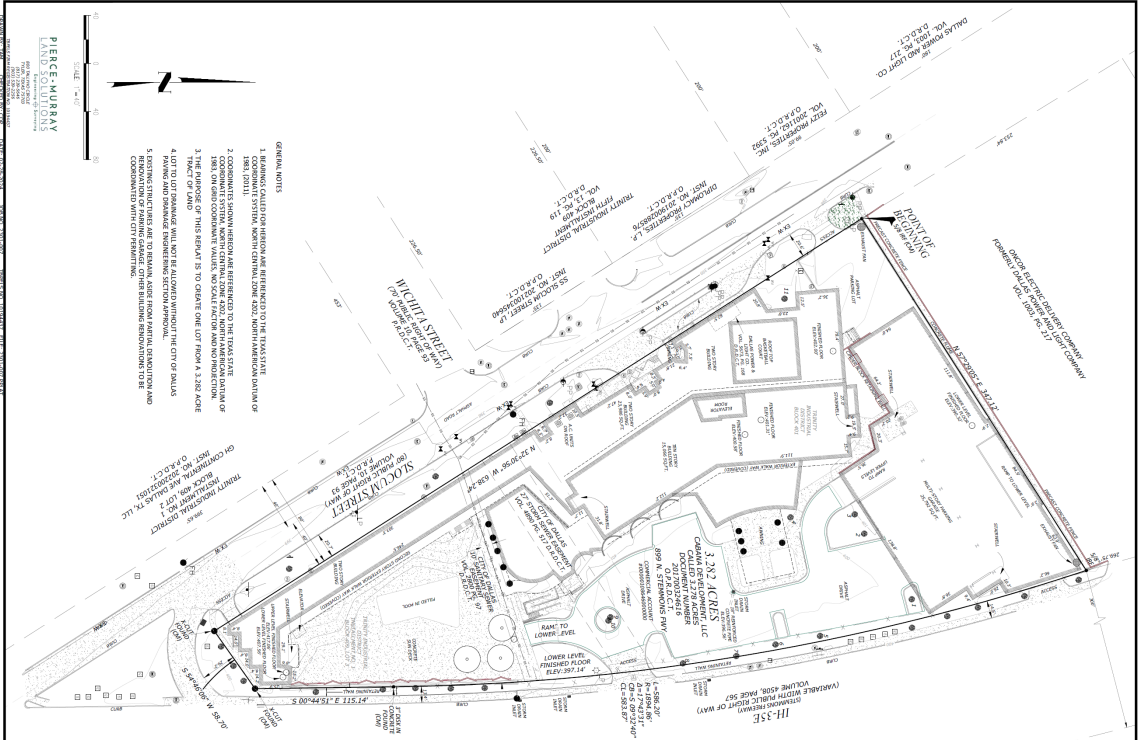
  
 1:2,400

**AERIAL MAP**

Area of Request  
 Recent History

Case no:           **S234-078**          

Date:           **3/18/2024**



- GENERAL NOTES**
1. DRAWING CALLED FOR REVIEW AND REVISIONS REFER TO THE REVISIONS LISTED ON THE DRAWING.
  2. COORDINATE SHOWING AND REVISIONS TO THE TEXAS STATE PLANNING AND ZONING COMMISSION, 2020 NORTH MICHIGAN AVENUE, 18TH FLOOR, DALLAS, TEXAS 75201.
  3. THE PURPOSE OF THIS REPORT IS TO OBTAIN ONE LOT FROM A 3.28 ACRE PLANNING AND ZONING ENGINEERING SECTION APPROVAL.
  4. DESIGNING THE LOTS ARE TO BE SEPARATE FROM WITHIN EXISTING AND EXISTING LOTS, TO BE SEPARATE FROM WITHIN EXISTING AND EXISTING LOTS, TO BE SEPARATE FROM WITHIN EXISTING AND EXISTING LOTS.
  5. DESIGNING THE LOTS ARE TO BE SEPARATE FROM WITHIN EXISTING AND EXISTING LOTS, TO BE SEPARATE FROM WITHIN EXISTING AND EXISTING LOTS.

**PIERCE-MURRAY AND SOLUTIONS**  
 1000 WEST END AVENUE SUITE 200  
 DALLAS, TEXAS 75201  
 PHONE: 214-425-1234  
 FAX: 214-425-1235  
 WWW.PMARCHITECTS.COM

**DRAWING**  
 SHEET NO. 1001  
 PROJECT NO. 2020-001  
 DATE: 12/15/2020

**OWNER'S DECLARATION**

I, the undersigned, do hereby certify that I am the owner of the above described property and that I have read and understand the contents of the attached plat and have agreed to the same.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
 Owner

**STATE OF TEXAS**

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing declaration, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My Notary Public seal for the State of Texas.

**SHAW-WORTH STATEMENT**

I, the undersigned, do hereby certify that I am the owner of the above described property and that I have read and understand the contents of the attached plat and have agreed to the same.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
 Shaw-Worth

**STATE OF TEXAS**

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing declaration, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My Notary Public seal for the State of Texas.

**OWNER'S CERTIFICATE**

I, the undersigned, do hereby certify that I am the owner of the above described property and that I have read and understand the contents of the attached plat and have agreed to the same.

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\_\_\_\_\_  
 Owner

**TRINITY INDUSTRIAL DISTRICT**

**LOT 1, BLOCKS 401 AND 409**

PLANNING AND ZONING ENGINEERING SECTION APPROVAL

DRAWING NO. 2020-001

DATE: 12/15/2020

**THE SUBJECT TRACT, SUB-COMMON NAME, SURVEY NUMBER**

NO.	SECTION	RANGE	COUNTY	STATE
1	10	10N	DALLAS	TEXAS
2	10	10N	DALLAS	TEXAS
3	10	10N	DALLAS	TEXAS
4	10	10N	DALLAS	TEXAS
5	10	10N	DALLAS	TEXAS
6	10	10N	DALLAS	TEXAS
7	10	10N	DALLAS	TEXAS
8	10	10N	DALLAS	TEXAS
9	10	10N	DALLAS	TEXAS
10	10	10N	DALLAS	TEXAS
11	10	10N	DALLAS	TEXAS

