

RECORD NO.: Plat-25-000093 (S245-237) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Empire Drive at Oram Street, northeast corner**DATE FILED:** September 11, 2025**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.684-acres

APPLICANT/OWNER: 2CK O&E, LLC

REQUEST: An application replat a 0.684-acre tract of land containing all of Lots 3 and 4 in City Block 1/2230 to create one lot on property located on Empire Drive at Oram Street, northeast corner.

SUBDIVISION HISTORY:

1. S190-052 was a request southeast of the present request to replat a 0.337-acre tract of land containing a part of Lot 11, and all of Lot 12 in City Block 3/2234 to create one lot on property located on La Vista Drive at Alderson Street, northwest corner. The request was approved on January 9, 2020, and was recorded on August 9, 2023.
2. S189-126 was a request southeast of the present request to replat a 0.602-acre tract of land containing all of Lot 20 and part of Lot 19 in City Block 5/1884 to create one lot on property located on Gaston Avenue, south of Paulus Street A.K.A. Paulus Avenue. The request was approved March 7, 2019, but has not been recorded.
3. S178-045 was a request southeast of the present request to replat a 0.305-acre tract of land containing part of Lot 9 and all of Lot 10 in City Block 3/2234 to create a 6-lot shared access area development with lots ranging in size from 0.041-acre to 0.057-acre on property located on La Vista Avenue, west of Alderson Street. The request was approved December 14, 2017, and recorded on October 11, 2018.

STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

The request lies in MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 6,000 square feet for duplex structures. The minimum lot area for multifamily structures depends on the number of bedrooms. The proposed lot area is 0.684 acres.

Staff finds that there is a variation in the lot pattern within the immediate vicinity of the request (refer to the existing analysis map and aerial map). The request complies with

the zoning requirement of the MF-2(A) Multifamily District and is in compliance with Section 51A-8.503; therefore, staff recommends approval 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 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. Section 51A 8.602(c)
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line Oram Street. Section 51A 8.602(c); 51A 8.604(c).
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line Empire Drive. Section 51A 8.602(c); 51A 8.604(c).
18. On the final plat, dedicate a minimum 5-foot by 5-foot (via fee simple or street easement) at Oram Street and Empire Drive. 51A 8.602(d)(1).
19. On the final plat, dedicate 15-foot by 15-foot alley sight easement at Empire Drive and Alley. Section 51A 8.602(e).
20. 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)

Survey (SPRG) Conditions:

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

Dallas Water Utilities Conditions:

22. 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.

Street Light/ Street Name Coordinator/ GIS, Lot & Block Conditions:

23. 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.
24. On the final plat, change "Empire Drive (FKA Hume Avenue)" to "Empire Drive (FKA Hume Street)".
25. On the final plat, change "Oram Street (FKA Rockwall Avenue)" to "Oram Street (FKA Rockwall Street)".

26. On the final plat, identify the property as Lot 3A in City Block 1/2230.

ALL AREAS ARE IN SQUARE FEET









