

CITY PLAN COMMISSION**THURSDAY, MARCH 20, 2025****FILE NUMBER:** S245-112**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Henderson Avenue, southwest of Madera Street**DATE FILED:** February 19, 2025**ZONING:** PD 462 (Subdistrict 2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=462>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.6651-acres**APPLICANT/OWNER:** Urban Eagle Henderson, LLC

REQUEST: An application to replat a 0.6651-acre tract of land containing all of Lots 6 through 8 and part of Lot 9 in City Block 4/1974 to create one lot on property located on Henderson Avenue, southwest of Madera Street.

SUBDIVISION HISTORY:

1. S223-106 was a request southeast of the present request to replat a 0.499-acre tract of land containing all of Lots 4, 5, and 6 in City Block 1/1975 to create one lot on property located on Henderson Avenue, east of Belmont Avenue. The request was approved on April 20, 2023, and was recorded on October 23, 2024.

STAFF RECOMMENDATION: The request complies with the requirements of PD 462 (Subdistrict 2); 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 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 centerline of Henderson Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

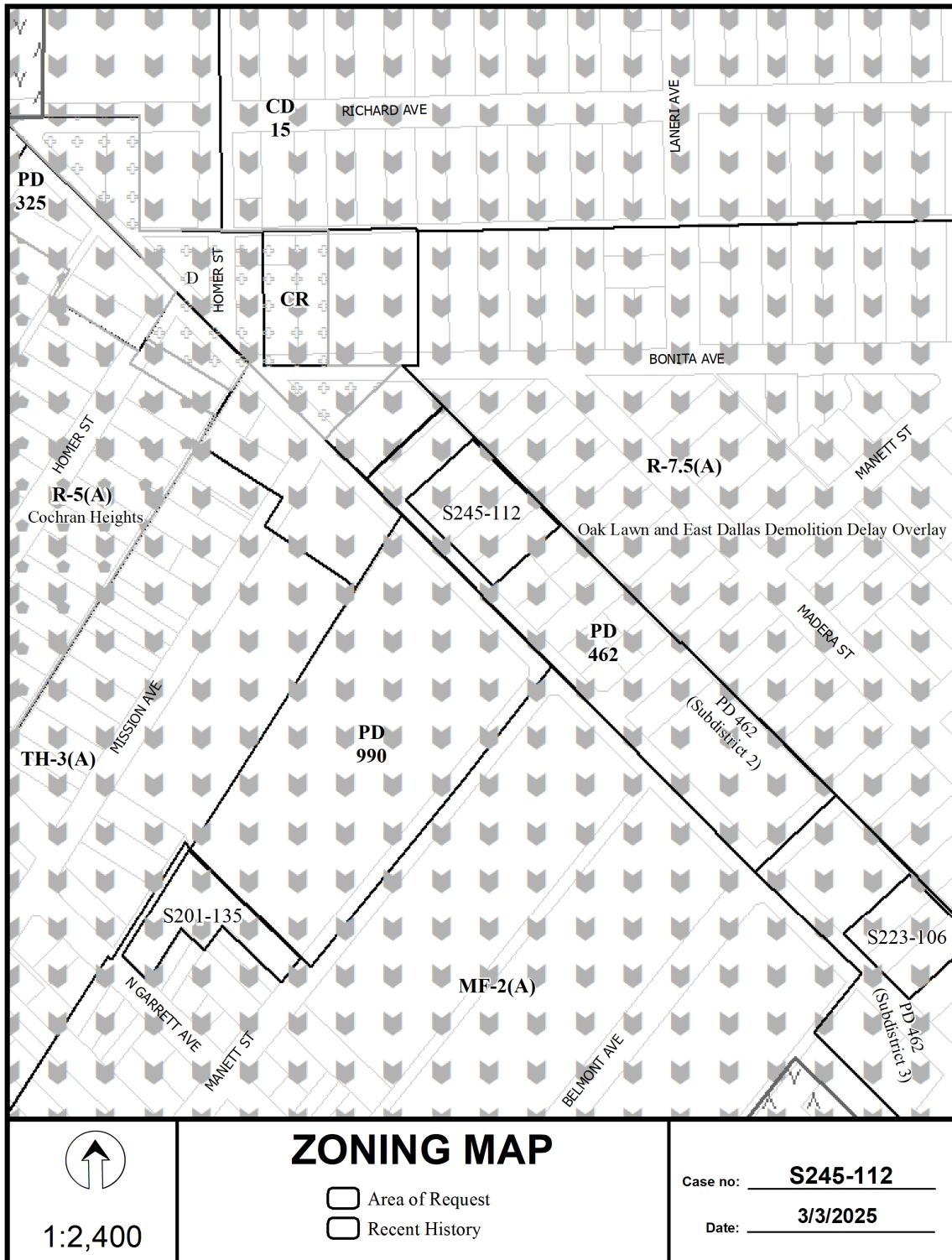
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.

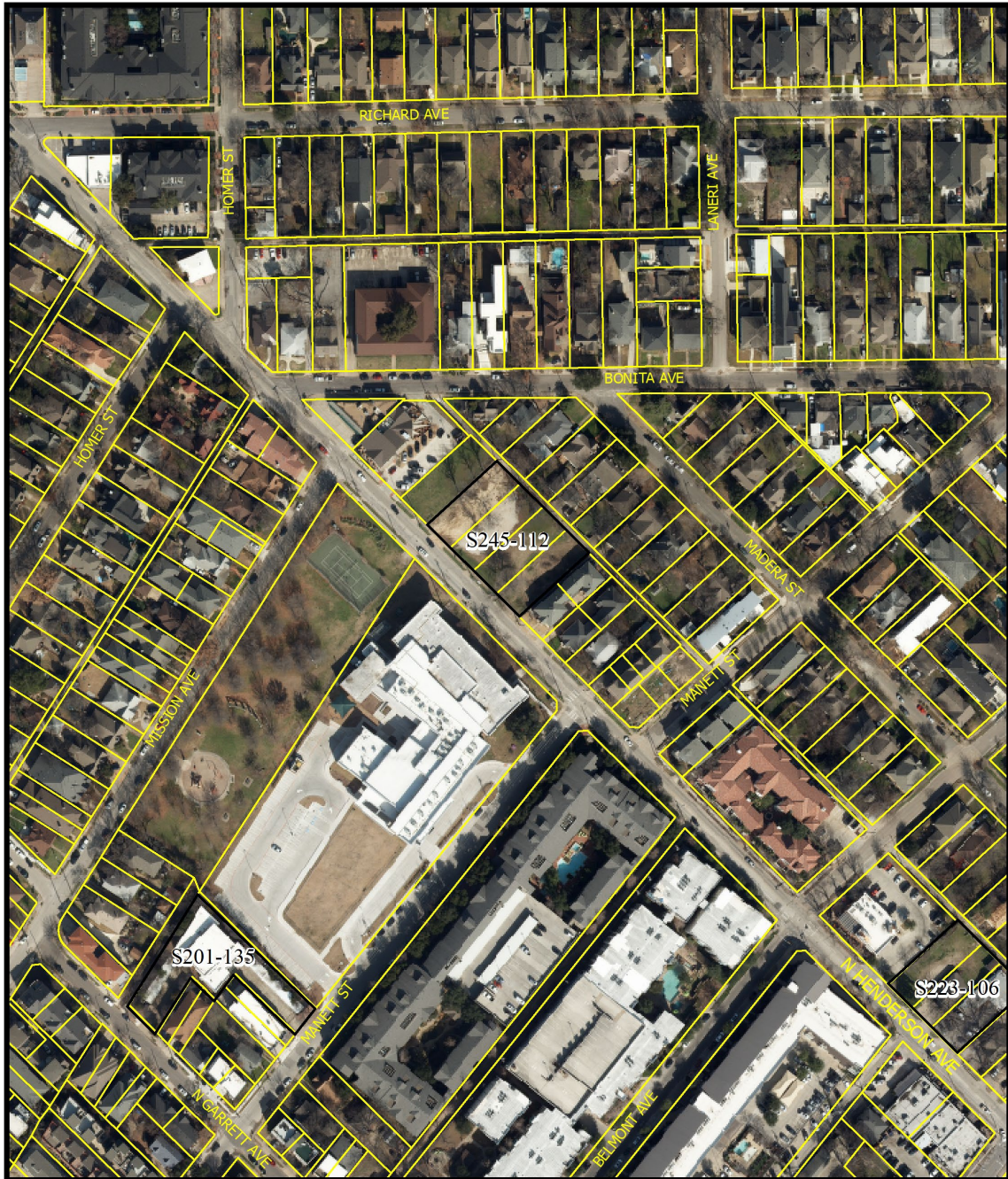
Dallas Water Utilities Conditions:

20. 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.
21. 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.

Streetlight/ GIS, Lot & Block Conditions:

22. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
23. On the final plat, identify the property as Lot 6A in City Block 4/1974.





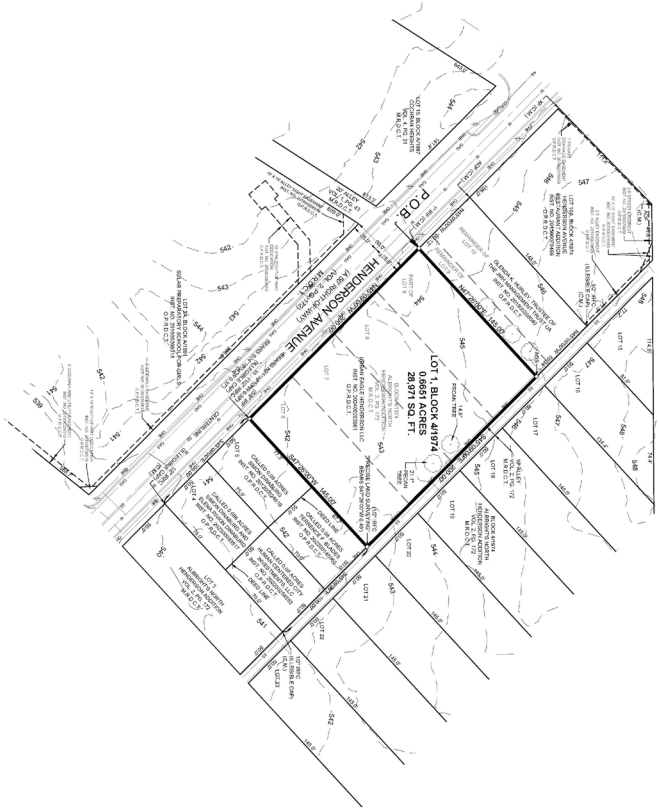
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S245-112

Date: 3/3/2025




SURVEYOR'S STATEMENT:

I, J.M. PATTERSON, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that the plat was prepared from my field notes, true meridian measurements, evidence contained on the ground during field operations and other information available to me as of the date hereof, and that I am a duly Licensed Surveyor of the State of Texas. I am duly qualified to prepare and certify the accuracy of this plat and that I have not observed any irregularities or fraud in the preparation of this plat and that the plat is a true and correct representation of the ground shown. I have not observed any irregularities or fraud in the preparation of this plat and that the plat is a true and correct representation of the ground shown. I have not observed any irregularities or fraud in the preparation of this plat and that the plat is a true and correct representation of the ground shown.

Witness my hand and seal of office this _____ day of _____, 2025.

J.M. PATTERSON
 13402 CROSSBERRY
 WALKER COUNTY, TEXAS 75781
 PHONE: (936) 292-8800
 LICENSE NO: 10283

STATE OF TEXAS
 COUNTY OF DALLAS



OWNER'S CERTIFICATE:

WINDLEDALE EAGLE NORTH HENDERSON LLC is the owner of a plat of land situated in the J.M. Patterson Survey, Abstract to Dallas County, Texas, containing 2.6851 Acres, 28,971 Square Feet, of land in Block 4/1974 of the Eagle North Henderson Addition, North Henderson Avenue, Dallas County, Texas. The plat is shown on the plat of the Survey, and is a portion of the Survey. The Survey is a true and correct representation of the ground shown and is a true and correct representation of the ground shown. I have not observed any irregularities or fraud in the preparation of this plat and that the plat is a true and correct representation of the ground shown.

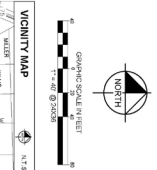
NON-RESIDENTS KNOW ALL WHO BY THESE PRESENTS:

The **STATE** of **TEXAS** do hereby certify that the **EAGLE NORTH HENDERSON ADDITION LLC** is the owner of a portion of the Survey, and is a portion of the Survey. The Survey is a true and correct representation of the ground shown and is a true and correct representation of the ground shown. I have not observed any irregularities or fraud in the preparation of this plat and that the plat is a true and correct representation of the ground shown.

The plat is subject to all of the conditions, covenants, and restrictions of the City of Dallas. The plat is subject to all of the conditions, covenants, and restrictions of the City of Dallas. The plat is subject to all of the conditions, covenants, and restrictions of the City of Dallas.

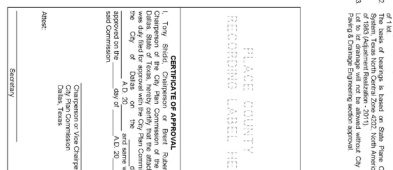
STATE OF TEXAS

CITY OF DALLAS



GENERAL NOTES:

- The portion of this plat is shown with a thick black border and is shown with a thick black border.
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PRELIMINARY PLAT
EAGLE NORTH HENDERSON ADDITION
LOT 1, BLOCK 4/1974
 0.6851 ACRES
 J.M. PATTERSON SURVEY,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY FILE NO. S245-112
 CITY WASTEWATER NO. _____
 PAVING AND DRAINAGE NO. _____

Kimley Horn
 ENGINEERS AND ARCHITECTS, INC.
 11001 GREENWAY DRIVE, SUITE 100
 DALLAS, TEXAS 75224
 PHONE: (972) 750-9377
 FAX: (972) 750-9378
 WWW.KIMLEYHORN.COM