

CITY PLAN COMMISSION

THURSDAY, October 23, 2025

FILE NUMBER: PLAT-25-000107 (S245-248)

SENIOR PLANNER: Hema Sharma

LOCATION: between San Jacinto Street and Patterson Avenue, west of Field Street

DATE FILED: September 25, 2025

ZONING: CA-1(A)

CITY COUNCIL DISTRICT: 14

SIZE OF REQUEST: 0.9674-acres

APPLICANT/OWNER: Tango FS, LLC

REQUEST: An application to replat a 0.9674-acre tract of land containing portion of Lot 45 and all of Lots 46 and 47 in City Block 230; and portion of City Block 223 1/2 to create one lot on property located between San Jacinto Street and Patterson Avenue, west of Field Street.

SUBDIVISION HISTORY:

1. S156-026 was a request west of the present request to replat a 5.599-acre tract of land containing all of Lot 1A, 2A, and 3A in City Block A/515 into one 1.151-acre lot, and one 4.448-acre lot on property fronting Munger Avenue between Freeman Street and N. Field Street. The request was approved on December 3, 2015 and recorded on March 7, 2018.

STAFF RECOMMENDATION: The request complies with the requirements of the CA-1(A); 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 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" (Note must be on Plat) 51A 8.611(e)
15. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP).51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),

Right-of way Requirements Conditions:

16. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

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 distances/width across all adjoining right-of-way

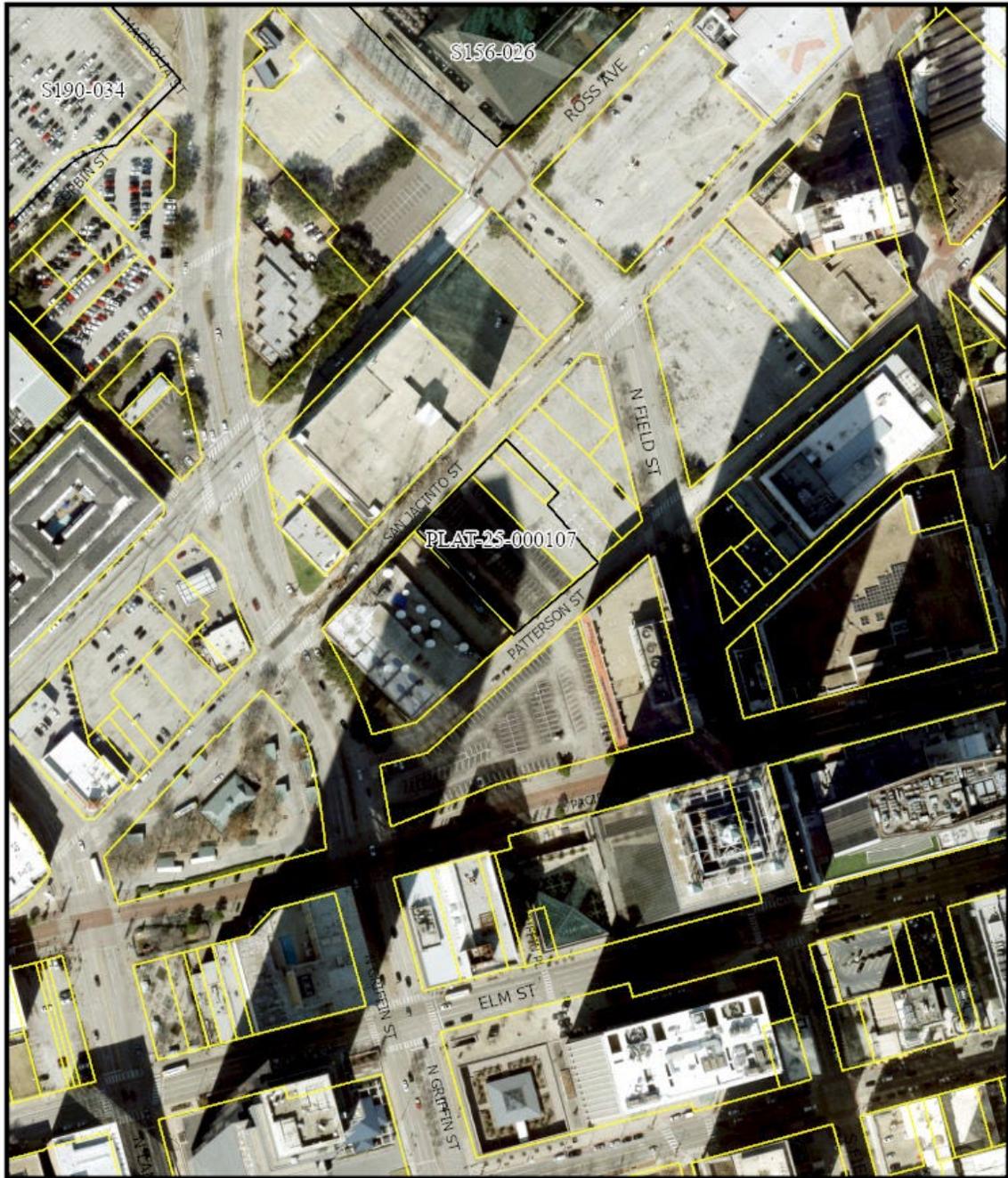
20. On the final plat, show recording information on all existing easements within 150 feet of the property.

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 is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Light/ GIS, Lot & Block Conditions:

23. Prior to final plat, 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, identify the property as Lot 45A in City Block 230.



1:2,400

AERIAL MAP

- Area Of Request
- Recent History

Case no: PLAT-25-000107

Date: 10/06/2025

