

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-131**SENIOR PLANNER:** Hema Sharma**LOCATION:** bounded by Saint Paul Street, McKinney Avenue and Akard Street**DATE FILED:** March 13, 2025**ZONING:** PD 193 (PDS 154)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>[https://dallascityhall.com/departments/city-attorney/Articles/PDF/Div%20S-154%20\[Part%20I%20PD%20193\].pdf](https://dallascityhall.com/departments/city-attorney/Articles/PDF/Div%20S-154%20[Part%20I%20PD%20193].pdf)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.4469-acres**APPLICANT/OWNER:** RPC 1899 McKinney LLC

REQUEST: An application to create one 0.4469-acre lot from a tract of land in City Block 293 on property bounded by Saint Paul Street, McKinney Avenue and Akard Street.

SUBDIVISION HISTORY:

1. S234-173 was a request southwest of the present request to replat an 8.2492-acre tract of land containing all of Lots 1 through 7 in City Block C/388, part of Lot 1A, all of Lot 1B, and all of Lots 8 through 14 in City Block D/386, all of Lot 1 and part of Lots 2 through 5 in City Block F/389, part of Lots 9 through 11 and all of Lots 12 through 16 in City Block G/385, and portion of abandoned rights-of-way and alley to create one lot on property located on Field Street at Broom Street, northwest corner. The request was approved on September 5, 2024 but has not been recorded.
2. S212-256 was a request southwest of the present request to replat an 11.0046-acre tract of land containing all of Lot 1B in City Block B/370, part of abandoned streets and alleys to create one lot on property located on Field Street at Nowitzki Way, east of Houston Street. The request was approved on July 21, 2022 but has not been recorded.
3. S190-177 was a request northeast of the present request to replat a 0.9179-acre tract of land containing all of Lot 1B in City Block 524 to create one lot on property located on Woodall Rodgers Freeway at Harwood Street, west corner. The request was approved on July 23, 2020 but has not been recorded.
4. S190-009 was a request at the same location as present request to create a 0.4469-acre lot from a tract of land in City Block 293 on property bounded by St. Paul Street, McKinney Avenue, and Akard Street. The request was approved on November 7, 2019 and has been withdrawn.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 193 (PDS 154); 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 a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Akard Street & Saint Paul Street. Section 51A 8.602(d)(1)
16. On the final plat, dedicate a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Akard Street & McKinney Avenue. Section 51A 8.602(d)(1)
17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Saint Paul Street & McKinney Avenue. Section 51A 8.602(d)(1)
18. 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. *Section 51A 8.602(d)(1), 51A 8.608(a)*
19. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Survey (SPRG) Conditions:

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
23. On the final plat, chose a new or different plat name.

Dallas Water Utilities Conditions:

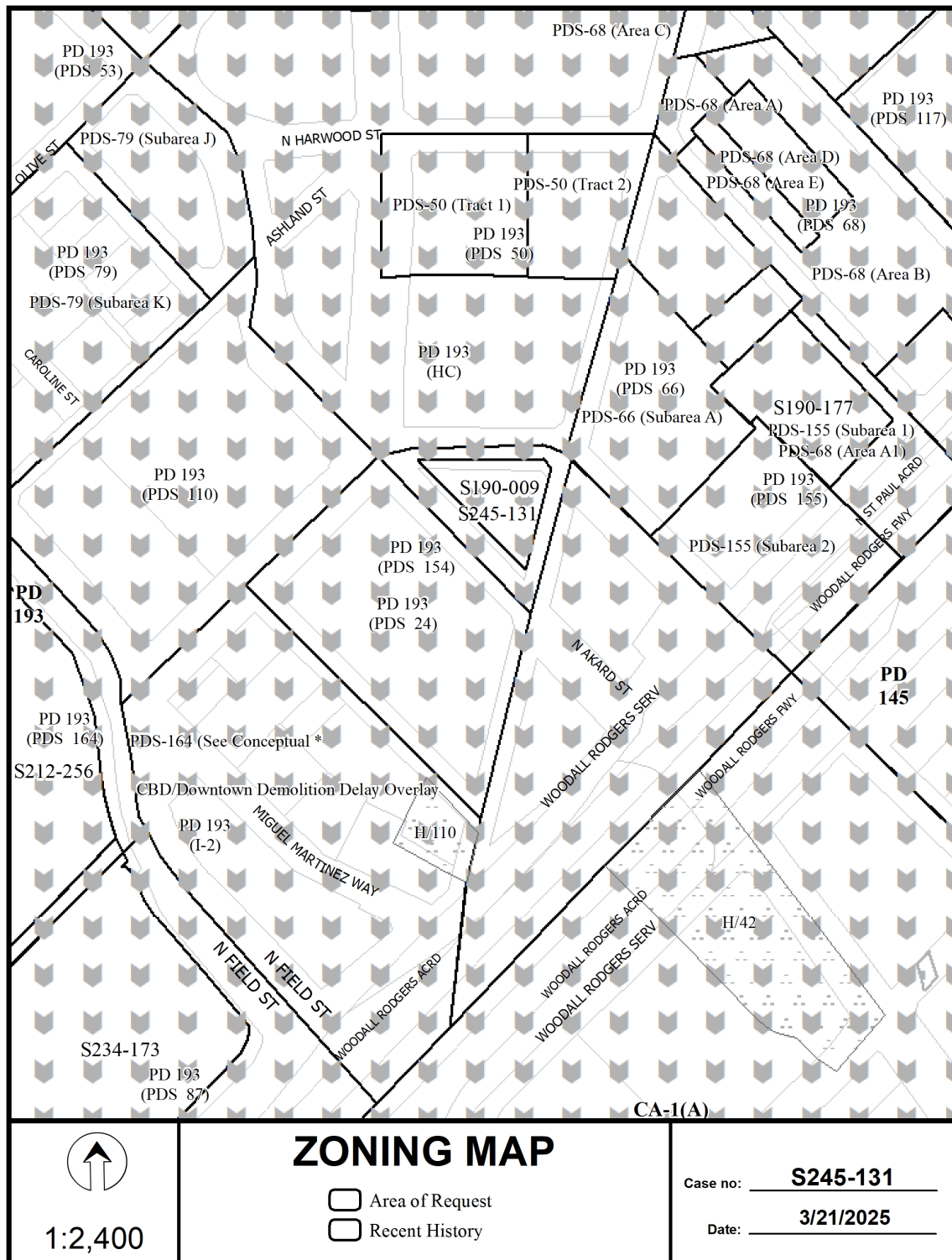
24. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

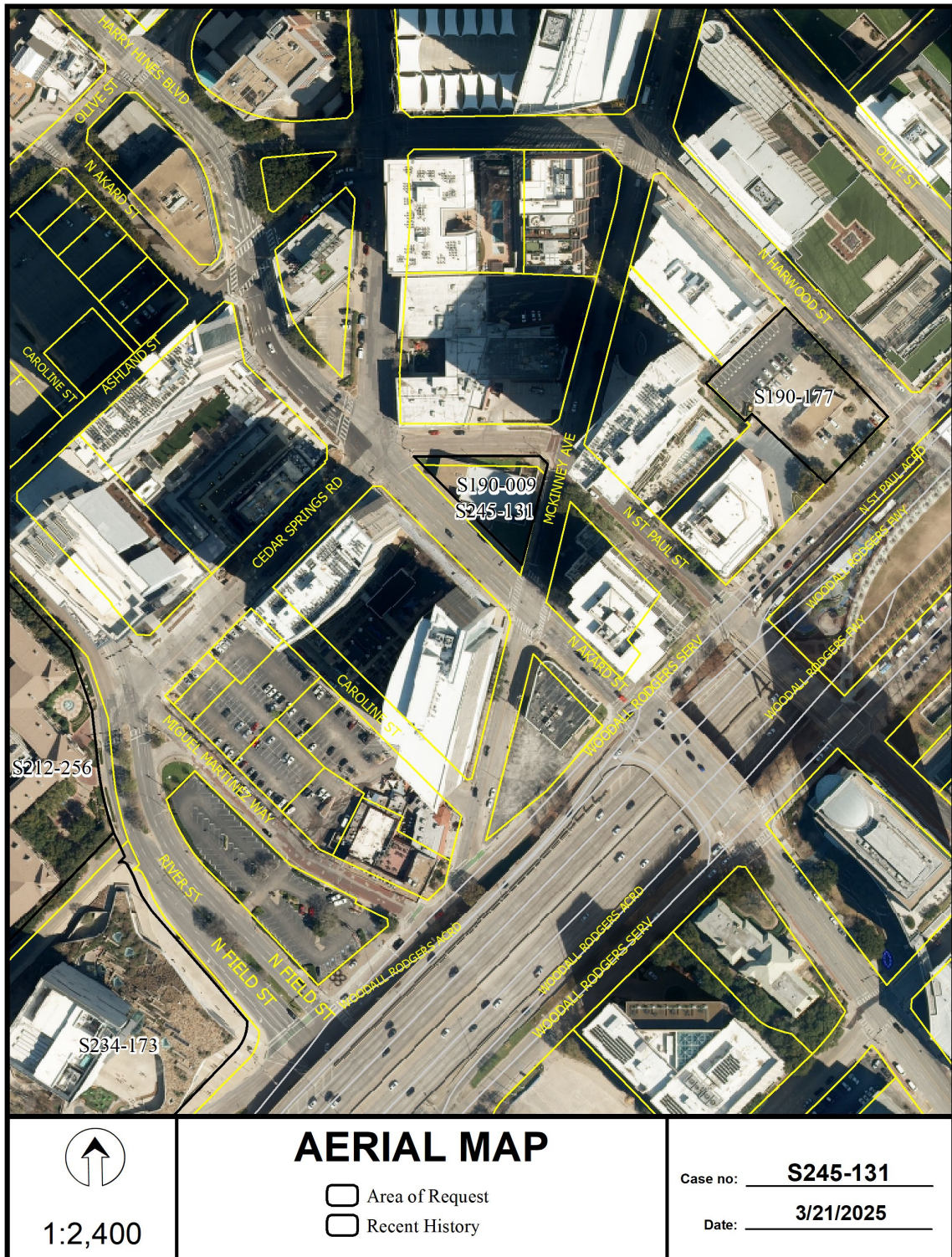
plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

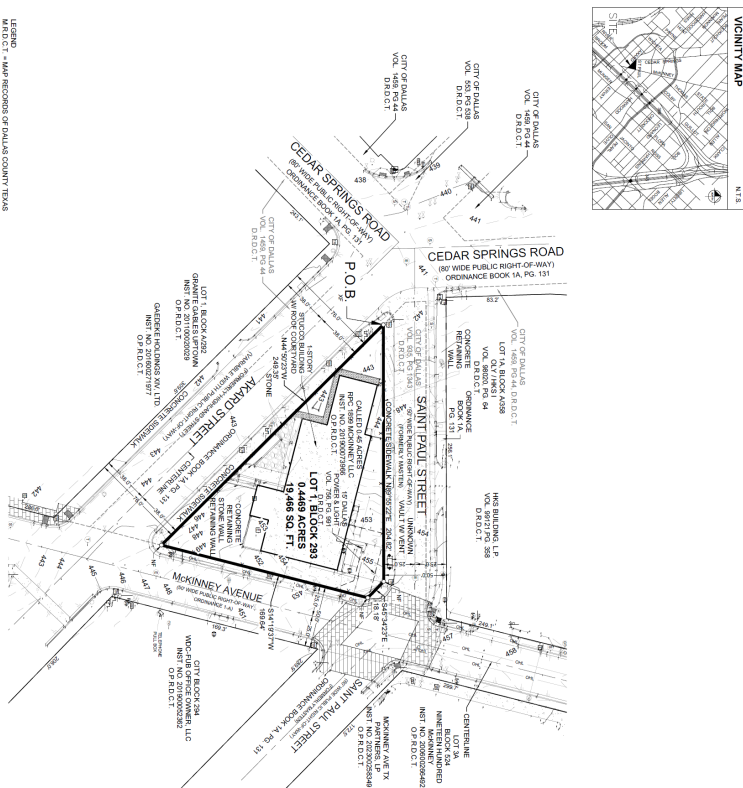
26. Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

27. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
28. On the final plat, change "Saint Paul Street (Formerly Masten)" to "Saint Paul Street (FKA Masten Street)". Section 51A-8.403(a)(1)(A)(xii).
29. On the final plat, change "Cedar Springs Road" to "Cedar Springs Road (AKA Cedar Springs Street)". Section 51A-8.403(a)(1)(A)(xii).
30. On the final plat, identify the property as Lot 1 in City Block A/293.





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1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE BASIS OF REARINGS IS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 48, NORTH AMERICAN DATUM OF 1983 (2011).
3. THE PURPOSE OF THIS PLAN IS TO DEDICATE EASEMENTS AND CREATE ONE LOT FOR DEVELOPMENT FROM ONE UNPLATTED 0.448 ACRE TRACT.
4. NO BUILDINGS TO REMAIN ON THIS SITE.

M R D C T - DEED RECORDS OF DALLAS COUNTY, TEXAS
C C R T - DEED RECORDS OF DALLAS COUNTY, TEXAS
C C R C T - COUNTY COURT RECORDS OF DALLAS COUNTY, TEXAS
A = DEPT. ANGLE OR CENTRAL ANGLE
P O B = POINT OF BEGINNING
I N S T - INSTRUMENT NUMBER
M A P = ACCT. POINT AND W/ MAP CAP FOUND
R O W = RIGHT-OF-WAY
C M = CONTROLLING DOCUMENT
V O L U M E - PAGE
S E T - SET OF RECORDS
I N S T - INSTRUMENT NUMBER
M A P = MAP NOT FOUND
N U L L = NULL FOUND

GENERAL NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE BASIS OF REIMBURSE IS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL, ZONE 4002, NORTH AMERICAN DATUM OF 1983 (NAD83).
3. THE PURPOSE OF THIS PLAN IS TO DEDICATE EASEMENTS AND CREATE ONE LOT FOR DEVELOPMENT FROM ONE UNPLATTED 0.4469 ACRE TRACT
4. NO BUILDINGS TO REMAIN ON THIS SITE