

CITY PLAN COMMISSION**THURSDAY, JUNE 12, 2025****RECORD NO.:** PLAT-25-000002 (S245-171) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Greenville Avenue, south of Prospect Avenue**DATE FILED:** May 15, 2025**ZONING:** PD 842**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=842>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.550-acres**APPLICANT/OWNER:** Andres Family Trust

REQUEST: An application to replat a 0.550-acre tract of land containing part of Lots 2, 3, and 4, in City Block 1/1905, and a portion of an abandoned alley to create one lot on property located on Greenville Avenue, south of Prospect Avenue.

SUBDIVISION HISTORY:

1. S178-282 was a request north of the present request to replat a 1.274-acre tract of land containing all of Lots 4 through 9 in City Block 12/1904 to create one lot on property located on Richmond Avenue, east of Greenville Avenue. The request was approved on September 6, 2018, and was recorded on December 14, 2022.
2. S167-039 was a request southeast of the present request to replat a 0.14-acre tract of land containing part of Lot 1 in City Block 1/1476 to create 4 lots ranging in size from 0.03 acre to 0.05 acre on property located on Mary Street at Lewis Street, southeast corner. The request was administratively approved on December 29, 2016, and was recorded on April 16, 2018.
3. S145-111 was a request south of the present request to replat a 0.666-acre tract of land containing all of Lots 1-4 in City Block A/1473 into one lot on property located at 1800 Greenville Avenue. The request was approved on March 19, 2015, and was recorded on May 15, 2019.

STAFF RECOMMENDATION: The request complies with the requirements of PD 842; 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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Prospect Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

16. On the final plat, dedicate 7.5 feet right-of-way (via fee simple) from the established centerline of Alley. *Section 51A 8.602(c)*

Floodplain Conditions:

17. Comply with Peaks Branch drainage requirements. Finish floor elevation is recommended to be 3' above nearest inlet, top of curb. Per DWU Floodplain Management Department recommendation

Survey (SPRG) Conditions:

18. On the final plat, show how all adjoining right-of-way was created.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show correct recording information for subject property.
21. Monument all set corners per monument ordinance.
22. List utility easements as retained within street abandonments when stated in ordinance.
23. Add state plane coordinates to property corners.

Dallas Water Utilities Conditions:

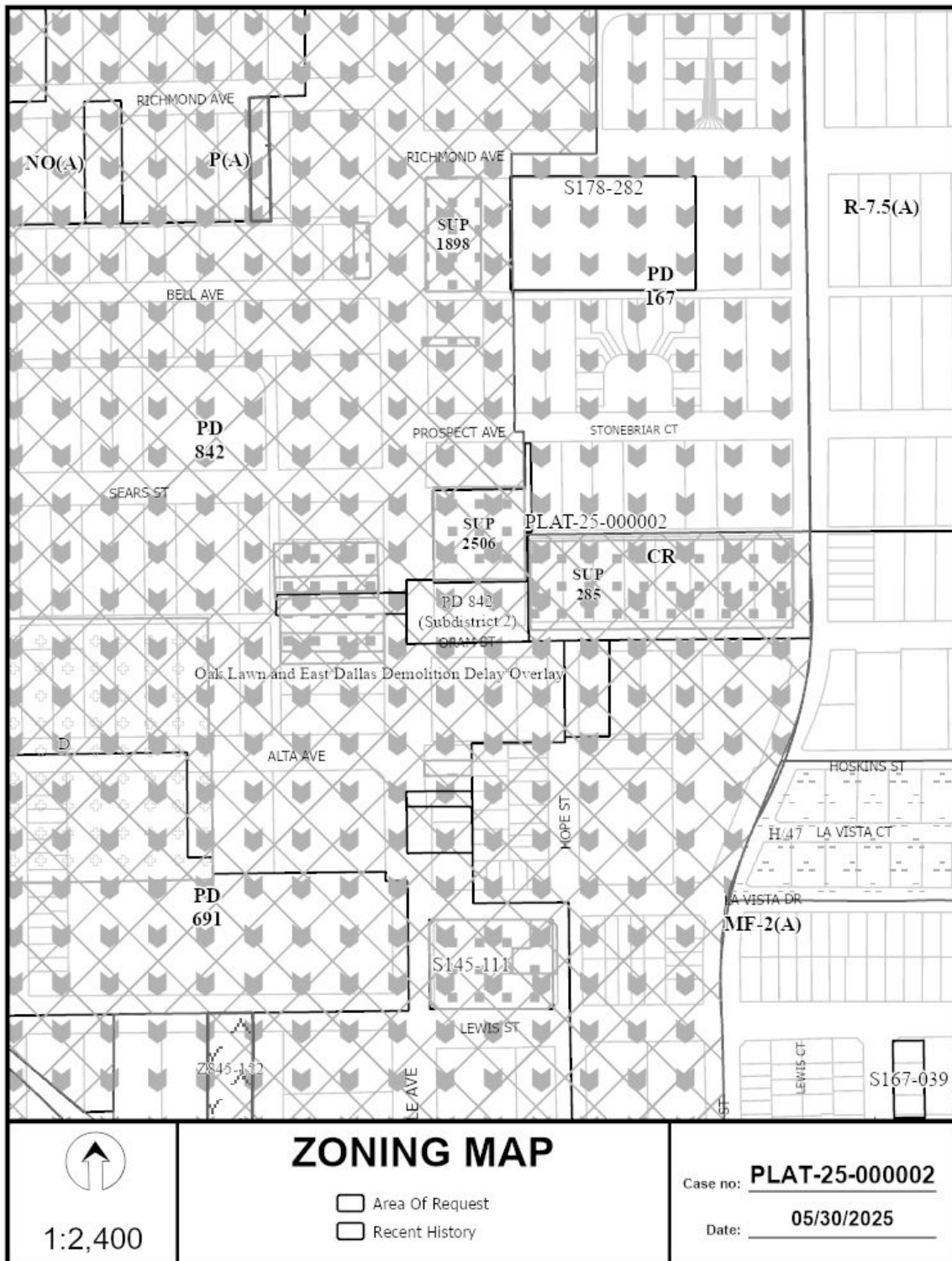
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Transportation Conditions:

25. Modified alley turnout must comply with City standards. Additional right-of-way dedication is needed for a proposed 90 degree turn alley to comply with City standards. Dimensions must comply with paving details for alley angles per 251D design standards

Streetlight/ Real Estate/ GIS, Lot & Block Conditions:

26. Additional design information is required. Submit site plan and a short description of the project to Department of Transportation and public works to determine street lighting requirements. Attention: Daniel Silva
27. On the final plat, show alley abandonment as: Abandonment authorized by Ordinance No. 20150, recorded as Vol. Nos. (Cert. ORD No. _____, QCD No. _____). Utility Easements retained. Provide the recorded Quitclaim Deed from the City of Dallas.
28. On the final plat, identify the property as Lot 2A in City Block 1/1905.





1. Building within the lot shall conform to the City of Dallas Building Ordinance, Chapter 25A, Section 25A.01, and the City of Dallas Building Ordinance, Chapter 25A, Section 25A.02. Discrepancies between the Building Ordinance and the City of Dallas Building Ordinance shall be resolved in favor of the City of Dallas Building Ordinance.
2. All construction shall conform to the City of Dallas Building Ordinance, Chapter 25A, Section 25A.01, and the City of Dallas Building Ordinance, Chapter 25A, Section 25A.02. Discrepancies between the Building Ordinance and the City of Dallas Building Ordinance shall be resolved in favor of the City of Dallas Building Ordinance.
3. The distances shown between the proposed building and the adjacent property lines shall be the minimum distances required by the City of Dallas Building Ordinance, Chapter 25A, Section 25A.01, and the City of Dallas Building Ordinance, Chapter 25A, Section 25A.02. Discrepancies between the Building Ordinance and the City of Dallas Building Ordinance shall be resolved in favor of the City of Dallas Building Ordinance.
4. Lot to be subdivided will not be divided without City of Dallas Building Ordinance, Chapter 25A, Section 25A.01, and the City of Dallas Building Ordinance, Chapter 25A, Section 25A.02. Discrepancies between the Building Ordinance and the City of Dallas Building Ordinance shall be resolved in favor of the City of Dallas Building Ordinance.
5. The purpose of this plat is to comply with the City of Dallas Building Ordinance, Chapter 25A, Section 25A.01, and the City of Dallas Building Ordinance, Chapter 25A, Section 25A.02. Discrepancies between the Building Ordinance and the City of Dallas Building Ordinance shall be resolved in favor of the City of Dallas Building Ordinance.
6. The existing building on the subject property will remain.

GENERAL NOTES

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2. LOT 25
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