

**CITY PLAN COMMISSION****THURSDAY, MARCH 6, 2025****FILE NUMBER:** S245-096**SENIOR PLANNER:** Hema Sharma**LOCATION:** Fifth Street, east of Marsalis Avenue**DATE FILED:** February 5, 2025**ZONING:** PD 468 (WMU-5)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20468.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.172-acres**APPLICANT/OWNER:** Andrew Meckfessel, Pittman Development LLC.

**REQUEST:** An application to replat a 0.172-acre tract of land containing portion of Lot 3 in City Block 60/3041 to create one lot on property located on Fifth Street, east of Marsalis Avenue.

**SUBDIVISION HISTORY:**

1. S212-314 was a request southeast of the present request to replat a 1.297-acre tract of land containing all of Lots 4 through 9 in City Block 70/3051 to create one lot on property located between Sixth Street and Seventh Street, west of Ewing Avenue. The request was approved on September 15, 2022 but has not been recorded.
2. S212-262 was a request northeast of the present request to replat a 0.8088-acre tract of land containing part of Lot 5 and all of Lot 6 in City Block 55/3036 to create one lot on property located on Lancaster Avenue at Sabine Street, southwest corner. The request was approved on July 21, 2022 but has not been recorded.
3. S212-225 was a request southeast of the present request to replat a 1.4205-acre tract of land containing all of Lots 1A, 1B, 2, and 3 in City Block 62/3043 to create one lot on property between Fifth Street and Sixth Street, east of Ewing Avenue. The request was approved on June 16, 2022 but has not been recorded.
4. S212-038 was a request northeast of the present request to replat a 0.8065-acre tract of land containing all of Lots 3 and 4 in City Block 54/3035 to create one lot on property located on Lancaster Avenue at Sabin Street, southeast corner. The request was approved on December 16, 2021 but has not been recorded.
5. S201-751 was a request southeast of the present request to replat a 1.1438-acre tract of land containing all of Lot 1B, 2, and 3 in City Block 62/3043 to create one lot on property located on Ewing Avenue, north of Sixth Street. The request was approved on September 23, 2021 and was withdrawn on May 7, 2022.
6. S201-561 was a request southwest of the present request to replat a 0.1303-acre tract of land containing part of Lot 5 in City Block 72/3053 to create one lot on property located on Marsalis Avenue, south of Sixth Street. The request was approved on February 4, 2021 but has not been recorded.

7. S201-708 was a request southeast of the present request to replat a 0.8781-acre tract of land containing all of Lots 5 and 6 in City Block 62/3402 to create one lot on property located on Sixth Street at Ewing Avenue, northwest corner. The request was approved on August 19, 2021 and recorded on May 22, 2023.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 468 (WMU-5); 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. 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)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*

**Right-of way Requirements Conditions:**

14. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Fifth Street & the alley. *Section 51A-8.602(e)*

**Survey (SPRG) Conditions:**

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show the correct recording information for the subject property.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
19. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block.

**Dallas Water Utilities Conditions:**

20. 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).
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 main improvement 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/ Street Name/ GIS, Lot & Block Conditions:**

23. Prior to final plat, compliance with City’s street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
24. On the final plat, change “North Marsalis Avenue” to “Marsalis Avenue”. Section 51A-8.403(a)(1)(A)(xii).

25. On the final plat, change “East 5<sup>th</sup> Street” to “Fifth Street”. Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat, identify the property as Lot 3A in City Block 60/3041.







