

**CITY PLAN COMMISSION****THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-025**SENIOR PLANNER:** Hema Sharma**LOCATION:** Moore Street, south of Lotus Street**DATE FILED:** November 13, 2023**ZONING:** LI**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 2.773-acres**APPLICANT/OWNER:** Joseph L Gillum

**REQUEST:** An application to create one 2.773-acre lot from a tract of land in City Block 3527 on property located on Moore Street, south of Lotus Street.

**SUBDIVISION HISTORY:**

1. S223-202 was a request northeast of the present request to replat a 4.305-acre tract of land containing all of Lot 1 and portion of tract of land in City Block 5917 to create a 26-lot Shared Access Development with lots ranging in size from 2,432 square feet to 2,500 square feet and 5 common areas on property located on Clarendon Drive at Corinth Street, southwest corner. The request was approved on July 20, 2023 but has not been recorded.
2. S223-156 was a request south of the present request to create two 5,760-square foot lots from a 0.2645-acre tract of land in City Block 3391, one lot located at the terminus of Tama Street and one lot located at the terminus of Bliss Street. The request was approved on June 15, 2023 but has not been recorded.
3. S223-135 was a request south of the present request to create two 5,760 square foot lot from a 0.2645-acre tract of land in City Block 3391 one lot on property located the terminus of Tama Street and one lot at the terminus of Bliss Street. The request was withdrawn on May 10, 2023.

**STAFF RECOMMENDATION:** The request complies with the requirements of the LI Light Industrial District; 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 Moore Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

**Flood Plain Conditions:**

16. On the final plat, determine the 100-year water surface elevation across this addition.

17. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
18. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
19. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
20. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show the correct recording information for the subject property.
25. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
26. On the final plat, show distances/width across all adjoining right-of-way
27. On the final plat, show recording information on all existing easements within 150 feet of the property.
28. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
29. On the final plat, chose a new or different plat name.

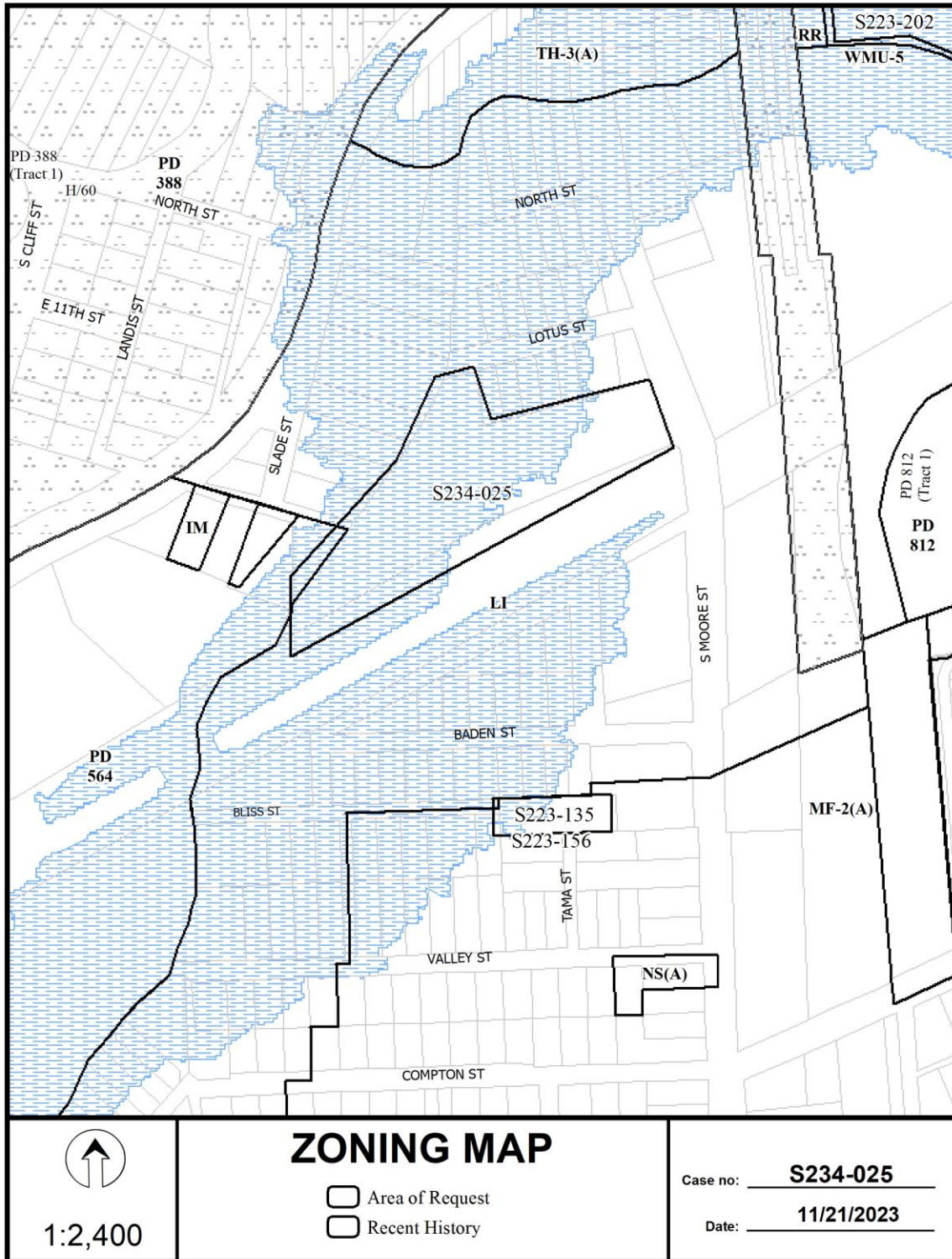
**Dallas Water Utilities Conditions:**

30. 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).
31. 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.


32. 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.
33. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

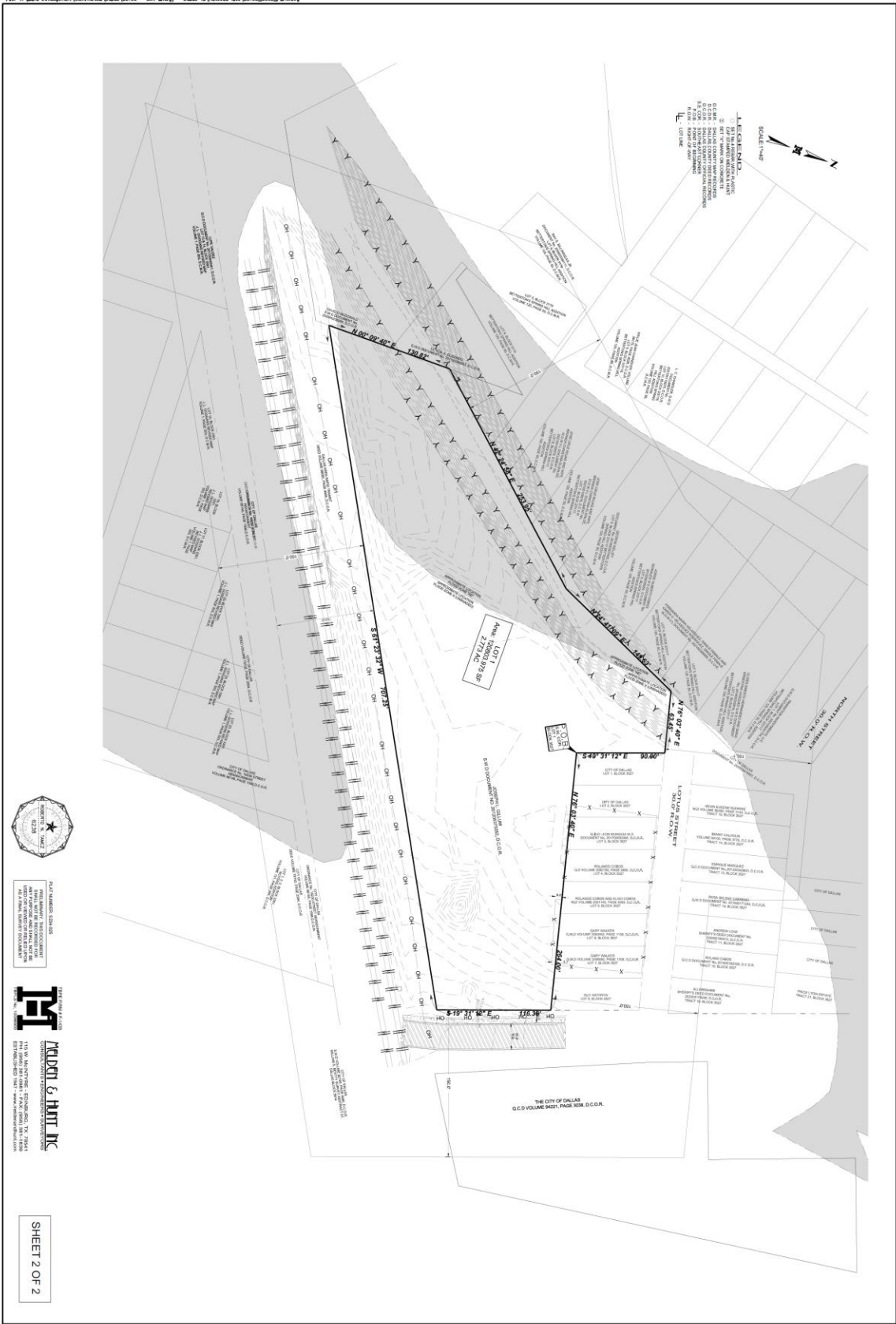
**Park and Rec/ Street Name / GIS, Lot & Block Conditions:**

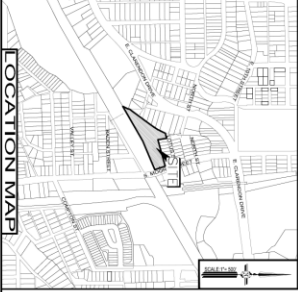
34. On final plat, identify Tama Park located south of the Dart Red Line.
35. On the final plat, add "Moore Street (F.K.A Gaston Road).
36. On the final plat, add "Stampley Street".
37. On the final plat, add "Slade Street".
38. On the final plat, identify the property as Lot 1 in City Block A/3527. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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| <br>1:2,400 | <h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul> | Case no: <u>      <b>S234-025</b>      </u><br>Date: <u>      <b>11/21/2023</b>      </u> |
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DATE: 11/13/2023  
 TIME: 1:56 PM  
 USER: jmf  
 DRAWING TITLE: SMT DALLAS VII LLC SUBDIVISION  
 PROJECT NUMBER: 20720097552

**TEDDIE & HNT INC.**  
 1415 MARSH DRIVE, SUITE 100  
 DALLAS, TEXAS 75201  
 TEL: 214-638-2200 FAX: 214-638-2201  
 WWW.TEDDIEANDHNT.COM

**DALLAS COUNTY ENGINEER**  
 JOSEPH L. GILLUM  
 11770 MARSH DRIVE, SUITE 100  
 DALLAS, TEXAS 75201  
 TEL: 214-638-2200 FAX: 214-638-2201  
 WWW.TEDDIEANDHNT.COM

SHEET 1 OF 2

**PRELIMINARY PLAT OF  
 SMT DALLAS VII LLC SUBDIVISION**

A TRACT OF LAND CONTAINING 2.779 ACRES SITUATED IN THE CITY OF DALLAS, COUNTY OF DALLAS, STATE OF TEXAS, AS SHOWN ON A CERTAIN SURVEY KNOWN AS BEATTY ABSTRACT 57, SAID 2.779 ACRES WERE CONVERTED TO JOSEPH L. GILLUM BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 20720097552, DALLAS COUNTY OFFICIAL RECORDS.

PLAT NO. : S-234-025

**OWNER'S DECLARATION:**

I, the undersigned, hereby certify that I am the owner of the above-described land, and that I am the owner of the same in fee simple, and that I have the right to dispose of the same as I may see fit, and that I am the owner of the same in fee simple, and that I have the right to dispose of the same as I may see fit, and that I am the owner of the same in fee simple, and that I have the right to dispose of the same as I may see fit.

**GENERAL NOTES:**

1. ALL LOTS OF THIS SUBDIVISION ARE INTENDED TO BE USED FOR RESIDENTIAL PURPOSES AND SHALL BE SUBJECT TO THE ZONING AND OTHER REGULATIONS OF THE CITY OF DALLAS.
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**SUBDIVISION STATEMENT:**

I, the undersigned, hereby certify that I am the owner of the above-described land, and that I am the owner of the same in fee simple, and that I have the right to dispose of the same as I may see fit, and that I am the owner of the same in fee simple, and that I have the right to dispose of the same as I may see fit, and that I am the owner of the same in fee simple, and that I have the right to dispose of the same as I may see fit.

**WARRANTY:**

I, the undersigned, hereby certify that I am the owner of the above-described land, and that I am the owner of the same in fee simple, and that I have the right to dispose of the same as I may see fit, and that I am the owner of the same in fee simple, and that I have the right to dispose of the same as I may see fit, and that I am the owner of the same in fee simple, and that I have the right to dispose of the same as I may see fit.