

CITY PLAN COMMISSION**THURSDAY, AUGUST 22, 2024****FILE NUMBER:** S234-169**SENIOR PLANNER:** Hema Sharma**LOCATION:** Routh Street at Welborn Street, northeast corner**DATE FILED:** July 25, 2024**ZONING:** PD 193 (MF-3)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.48-acres**APPLICANT/OWNER:** Winhavir, LP; Josh Nichols

REQUEST: An application to replat a 0.48-acre tract of land containing all of Lots 1, 2 and portion of Lot 3 in City Block 5/1010 to create one lot on property located on Routh Street at Welborn Street, northeast corner.

SUBDIVISION HISTORY:

1. S223-003 is a request southeast of the present request to replat a 1.550-acre tract of land containing all of Lots 10 through 18 in City Block 10/1016 to create one lot on property located on Brown Street, between Hood Street and Enid Street. The request was approved on November 13, 2022 and recorded on October 18, 2019
2. S212-128 was a request southeast of the present request request to replat a 4.4369-acre tract of land containing all of Lots 1 through 11 in City Block 13/1019; part of Lots 8 through 14 in City Block 12/1019; portion of an abandoned Routh Street, Fullerton Drive, and Brown Street; to create one lot on property located between Enid Street and Turtle Creek Boulevard, at the terminus of Routh Street. The request was approved on April 7, 2022 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 193 (MF-3); 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 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Welborn Street & Routh Street. Section 51A 8.602(d)(1)
16. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Routh Street & the alley. *Section 51A-8.602(e)*

Survey (SPRG) Conditions:

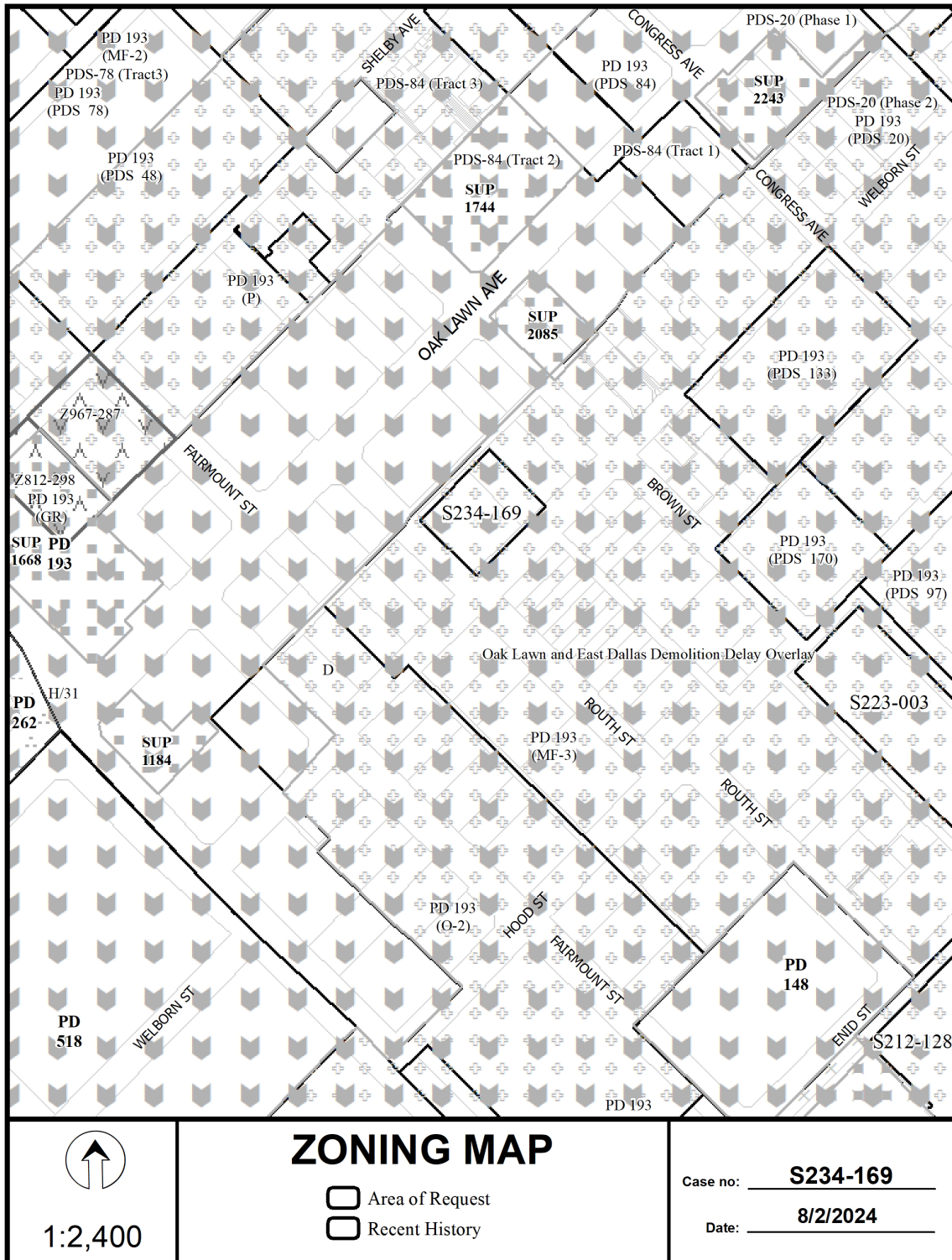
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.


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. 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.

Real Estate/ GIS, Lot & Block Conditions:

23. Prior to the final plat, please contact Real Estate with written and photo evidence of the removal of the fence encroachments to the public rights-of-way on Routh Street and Welborn Street.
24. On the final plat, identify the property as Lot 1A in City Block 5/1010.







 1:2,400

ZONING MAP

 Area of Request
 Recent History

Case no: **S234-169**
 Date: **8/2/2024**



 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S234-169 </u> Date: <u> 8/2/2024 </u>
--	---	---

