

RECORD NO.: Plat-25-000091 (S245-235) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Parnell Street, southeast of Al Lipscomb Way**DATE FILED:** September 10, 2025**ZONING:** PD 595 (FWMU-3)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=595>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.482-acres**APPLICANT/OWNER:** The Human Impact TX Land, LLC

REQUEST: An application to replat a 0.482-acre tract of land containing all of Lots 2, 3, and 4 in City Block 1/1115 to create one lot on property located on Parnell Street, southeast of Al Lipscomb Way.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of PD 595 (FWMU-3); therefore, staff recommend 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 submitting 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 drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP).51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9)
13. 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:

14. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of the alley. Section 51A 8.602(c)
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from established center line of Parnell Street. Section 51A 8.602(c); 51A 8.604(c)

Survey (SPRG) Conditions:

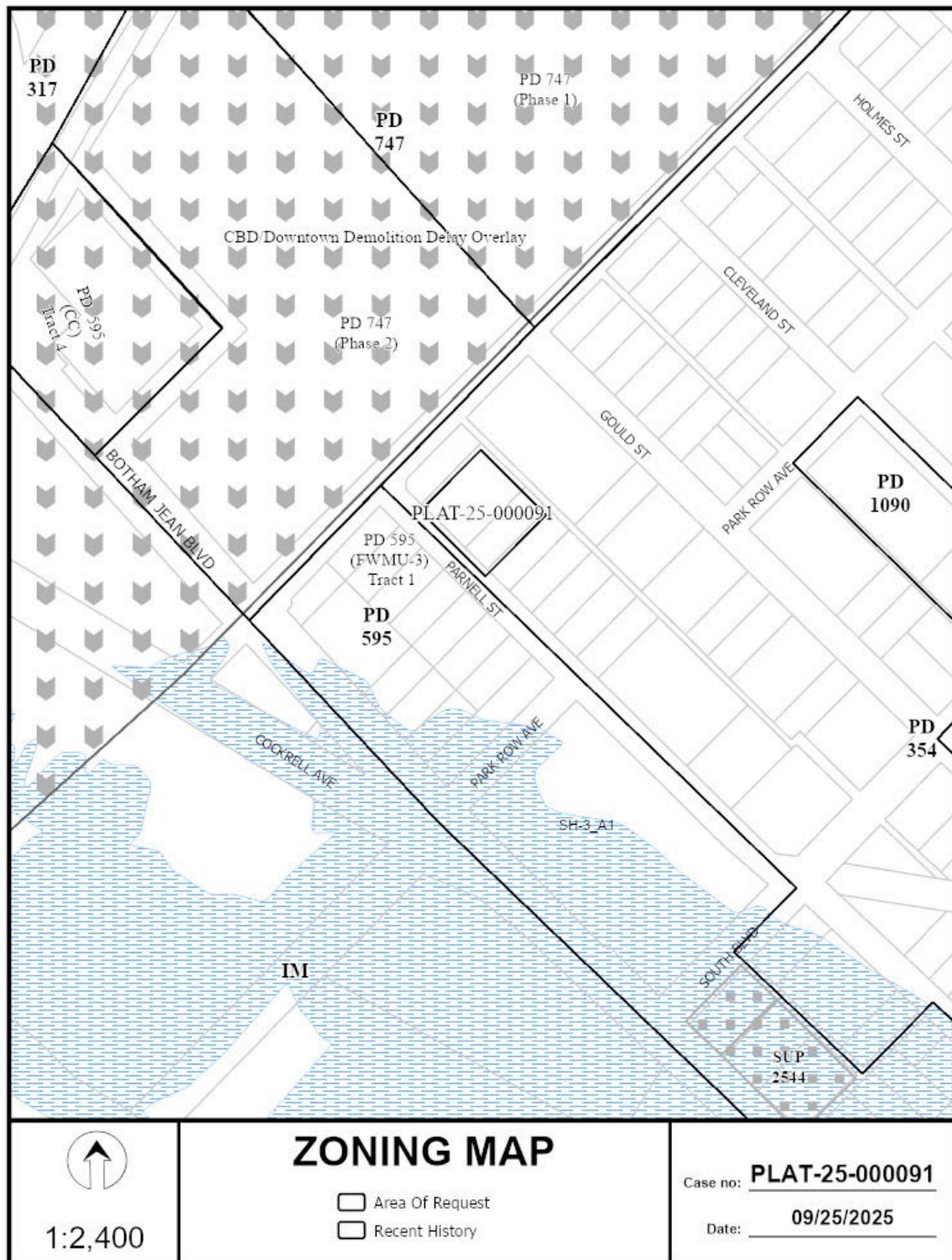
16. Submit a completed Final Plat Checklist and All Supporting Documentation.

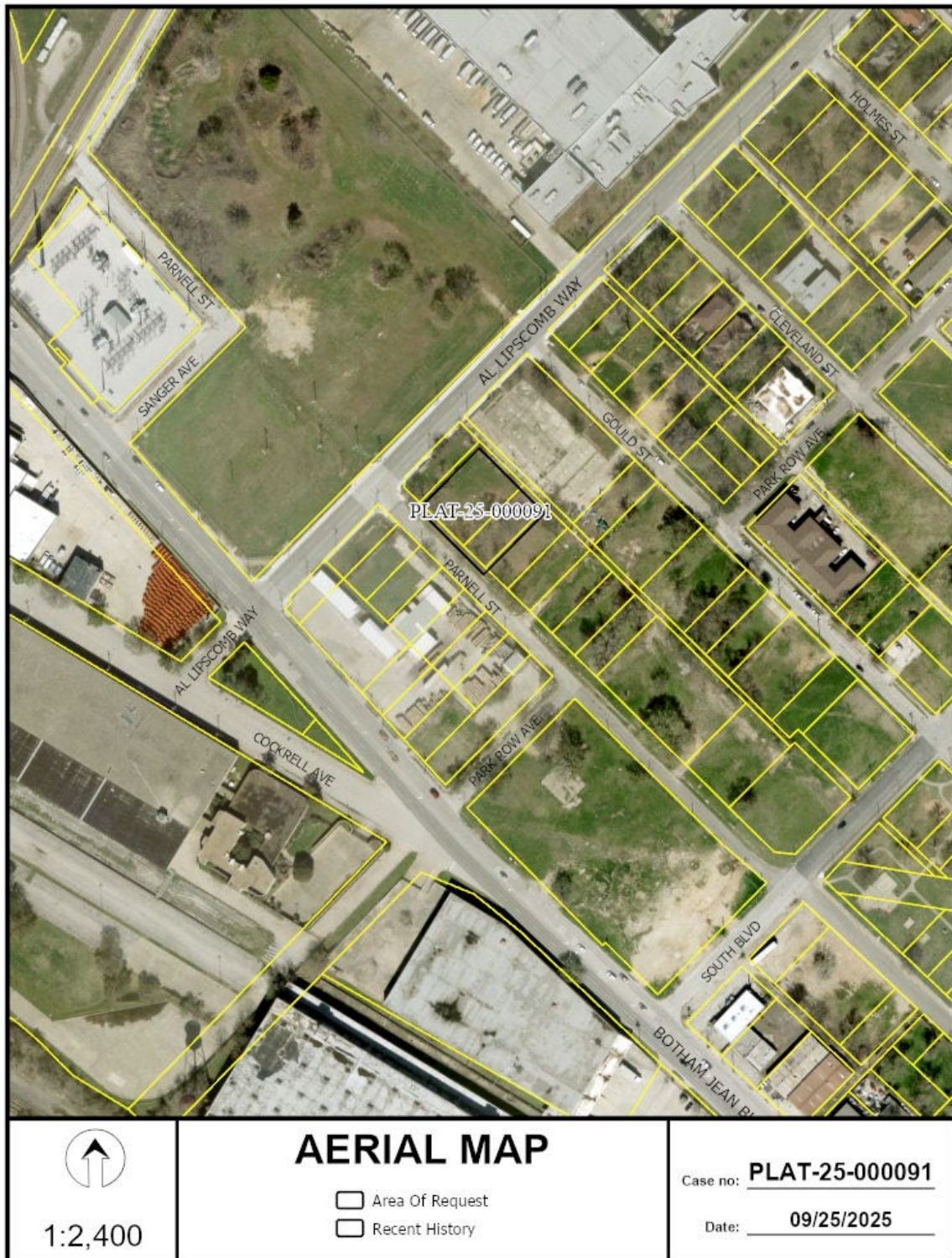
Dallas Water Utilities Conditions:

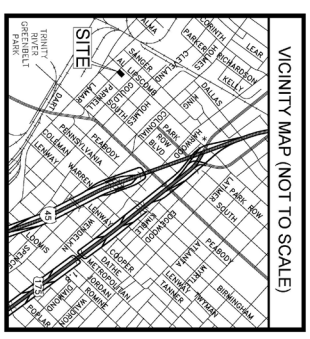
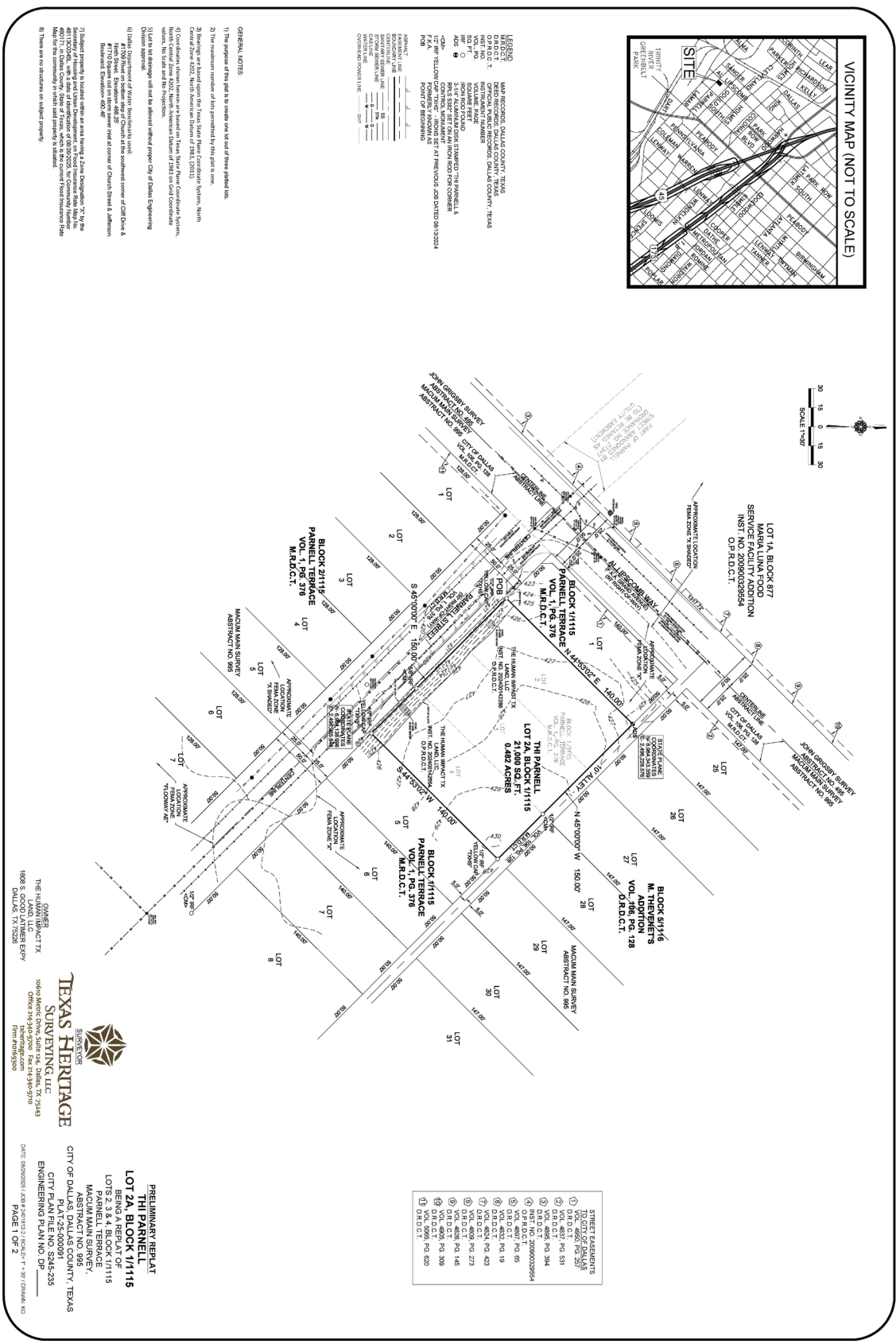
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

Arborist/ GIS, Lot & Block Conditions:

18. Tree survey required prior to Arborist approval of the plat. Non-permitted tree removal occurred on this property and must be acknowledged and resolved. Tree surveys must show trees previously removed as well as trees still standing.
19. On the final plat, identify the property as Lot 2A in City Block 1/1115.







TEXAS HERITAGE
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PRELIMINARY REPLAT
LOT 2A, BLOCK 17115
LOTS 2, 3 & 4, BLOCK 17115
PANEL TERRACE
MACMILLAN SURVEY
CITY PLAN FILE NO. S245-235
ENGINEERING PLAN NO. DP-17
PLAT 25-000091
CITY OF DALLAS, DALLAS COUNTY, TEXAS

OWNER
THE HUMAN IMPACT TX
1808 S. GORDON LAMER EXPY
DALLAS, TX 75228

DATE: 08/09/2025
BY: J. K. WATKINS / J. K. WATKINS
SCALE: 1" = 60'
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