

CITY PLAN COMMISSION**THURSDAY, MAY 22, 2025****FILE NUMBER:** S245-164**SENIOR PLANNER:** Hema Sharma**LOCATION:** Trunk Avenue at Dallas Street, east corner**DATE FILED:** April 24, 2025**ZONING:** PD 595 (MF-2(A))**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.3104-acres**APPLICANT/OWNER:** Aelicia "Chocolate" Watson, Redeemed Women

REQUEST: An application to replat a 0.3104-acre tract of land containing all of Lots 7 and 8 in City Block 19/1550 to create one lot on property located on Trunk Avenue at Dallas Street, east corner.

SUBDIVISION HISTORY:

1. S189-246 was a request northwest of the present request to S156-078 was a request southeast of the present request to create one lot from a 5.539-acre tract of land located in City Blocks 11/1017, 1026, and 1027 on property located at Turtle Creek Boulevard between Oak Lawn Avenue and Cedar Springs Road. The request was approved on July 11, 2019, and was recorded on June 10, 2021.
2. S189-221 was a request northwest of the present request to replat a 0.951-acre tract of land containing all of Lots 11 through 15 and part of Lot 16 in City Block 18/1387 to create seven lots ranging in size from 1,691-square feet to 28, 825-square feet on property located on Trunk Avenue at Dallas Street, northwest corner. The request was approved June 20, 2019, and was recorded on September 3, 2020.
3. S189-012 was a request north of the present request to replat a 0.269-acre tract of land containing all of Lots 5, 6, 7, and 8 in City Block 18/1387 to create one lot on property located on J. B. Jackson Jr. Boulevard at Dallas Street, west corner. The request was approved November 1, 2018, and was recorded on December 30, 2020.

STAFF RECOMMENDATION: The request complies with the requirements of PD 595 (MF-2(A)); 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 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. *Section 51A 8.602(c)*
16. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Trunk Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Dallas Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Trunk Street & Dallas Street. *Section 51A 8.602(d)(1)*
19. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Dallas Street & the alley. *Section 51A-8.602(e)*

Flood Plain Conditions:

20. 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:

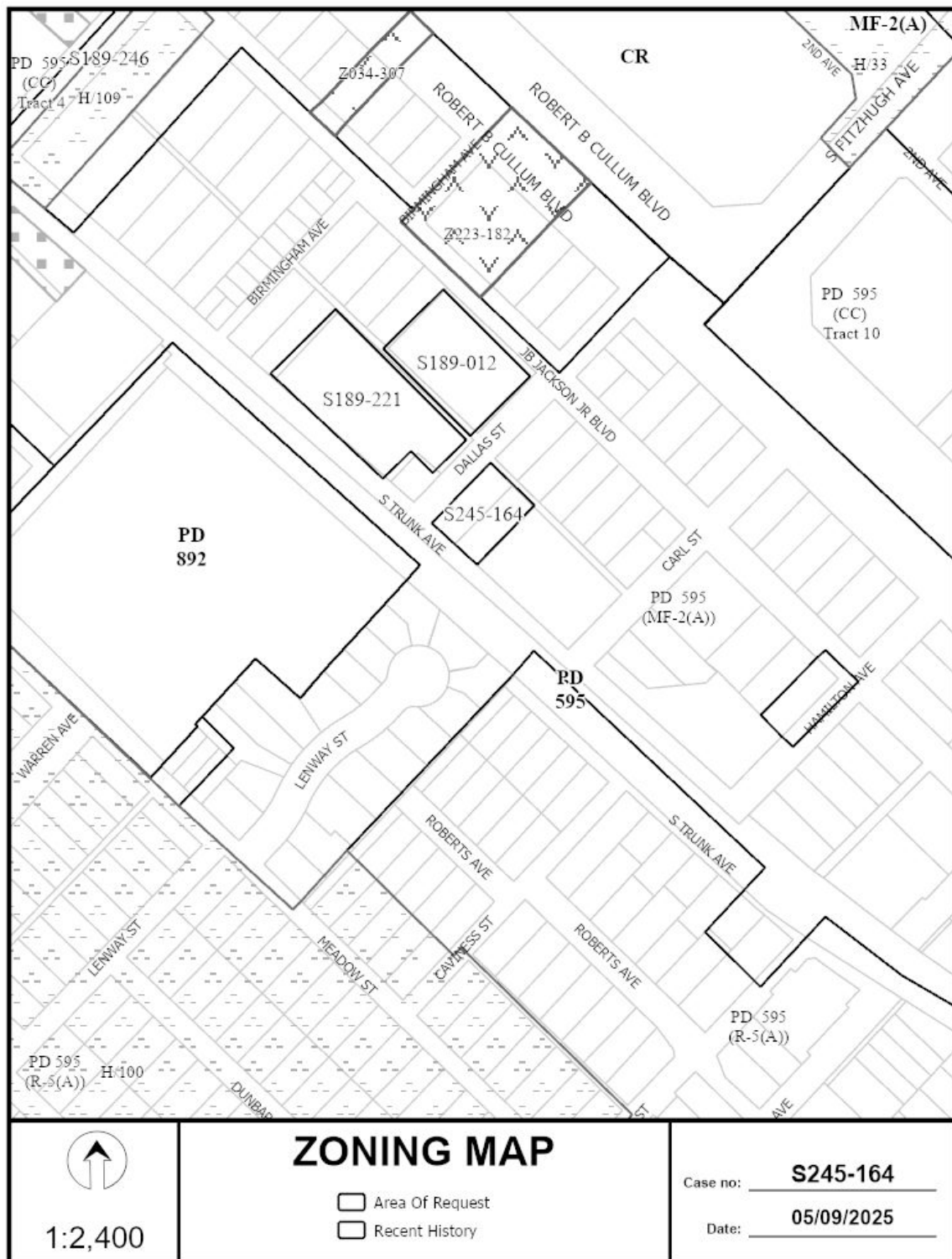
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.

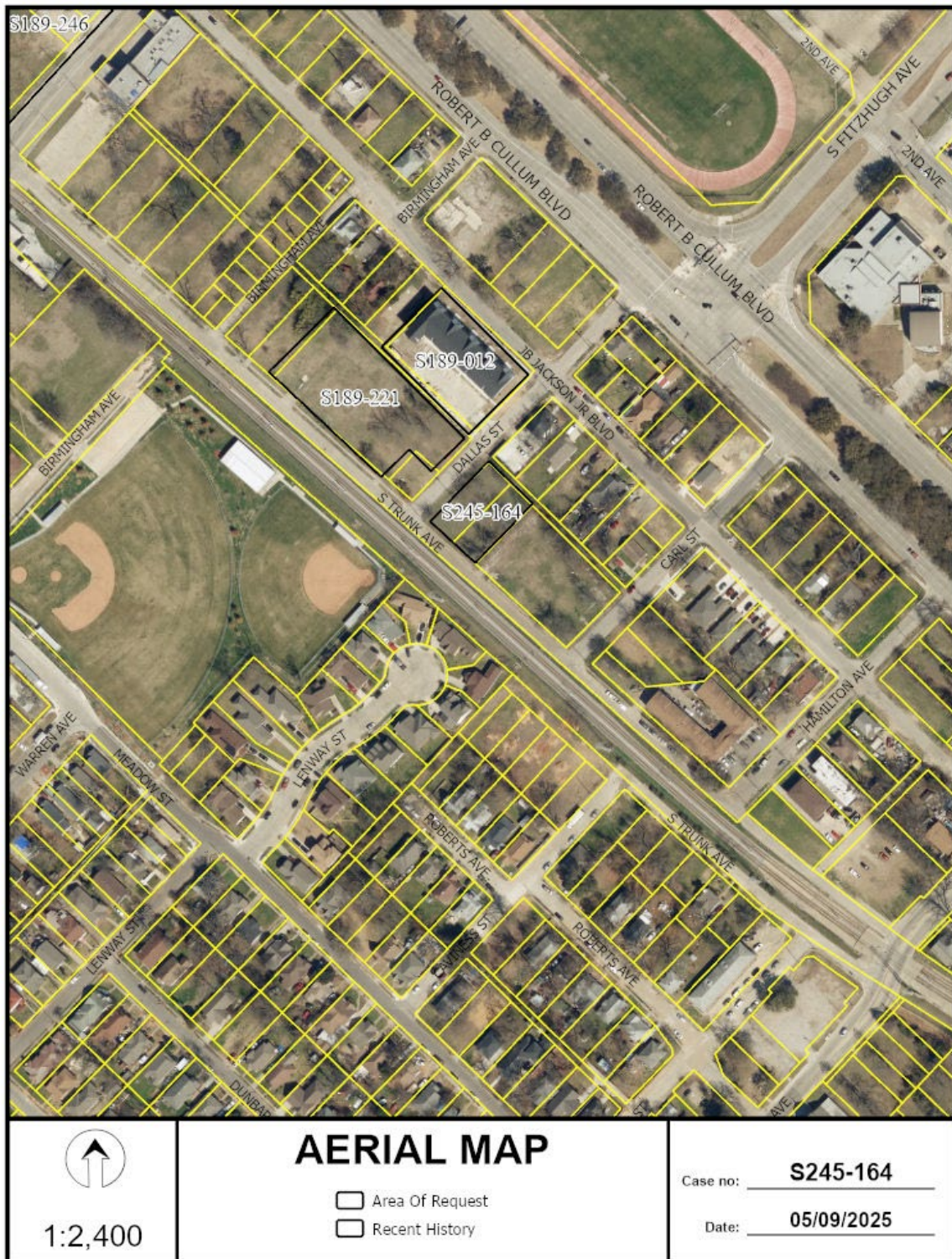
Dallas Water Utilities Conditions:

22. 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.
23. Water main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Light/ GIS, Lot & Block Conditions:

24. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
25. On the final plat, identify the property as Lot 7A in City Block 19/1550.





S245-164