

LOCATION: Travis Street at Oliver Street, southwest corner**DATE FILED:** January 8, 2025**ZONING:** PD 193 (MF-2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.4890-acres**APPLICANT/OWNER:** Mike Giambone, Giambone Design District Projects, LLC**REQUEST:** application to replat a 0.4890-acre tract of land containing all of Lots 22 through 24 in City Block 2/1529 to create one lot on property located on Travis Street at Oliver Street, southwest corner.**SUBDIVISION HISTORY:**

1. S245-048 was a request northeast of the present request to replat a 1.2413-acre tract of land containing all of Lots 12 through 16 in City Block 1/1531 to create a 17-lot shared access development with lots ranging in size from 0.0471-acre (2,051 square feet) to 0.0957-acre (4,167 square feet) on property located on Travis Street, north of Oliver Street. The request was approved on January 23, 2025 but has not been recorded.
2. S245-047 was a request northeast of the present request to replat a 0.9298-acre tract of land containing all of Lots 4 through 6 in City Block 1/1531 to create a 12-lot shared access development with lots ranging in size from 0.0563-acre (2,452 square feet) to 0.0922-acre (4,017 square feet) on property located on Cole Avenue, south of Armstrong Avenue. The request was approved on January 23, 2025 but has not been recorded.
3. S245-041 was a request northeast of the present request and was withdrawn on December 14, 2024.

STAFF RECOMMENDATION: The request complies with the requirements of the PD193 (MF-2); 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 a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Travis Street & Oliver Street. Section 51A 8.602(d)(1)
17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
18. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Oliver Street & the alley. *Section 51A-8.602(e)*
19. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Survey (SPRG) Conditions:

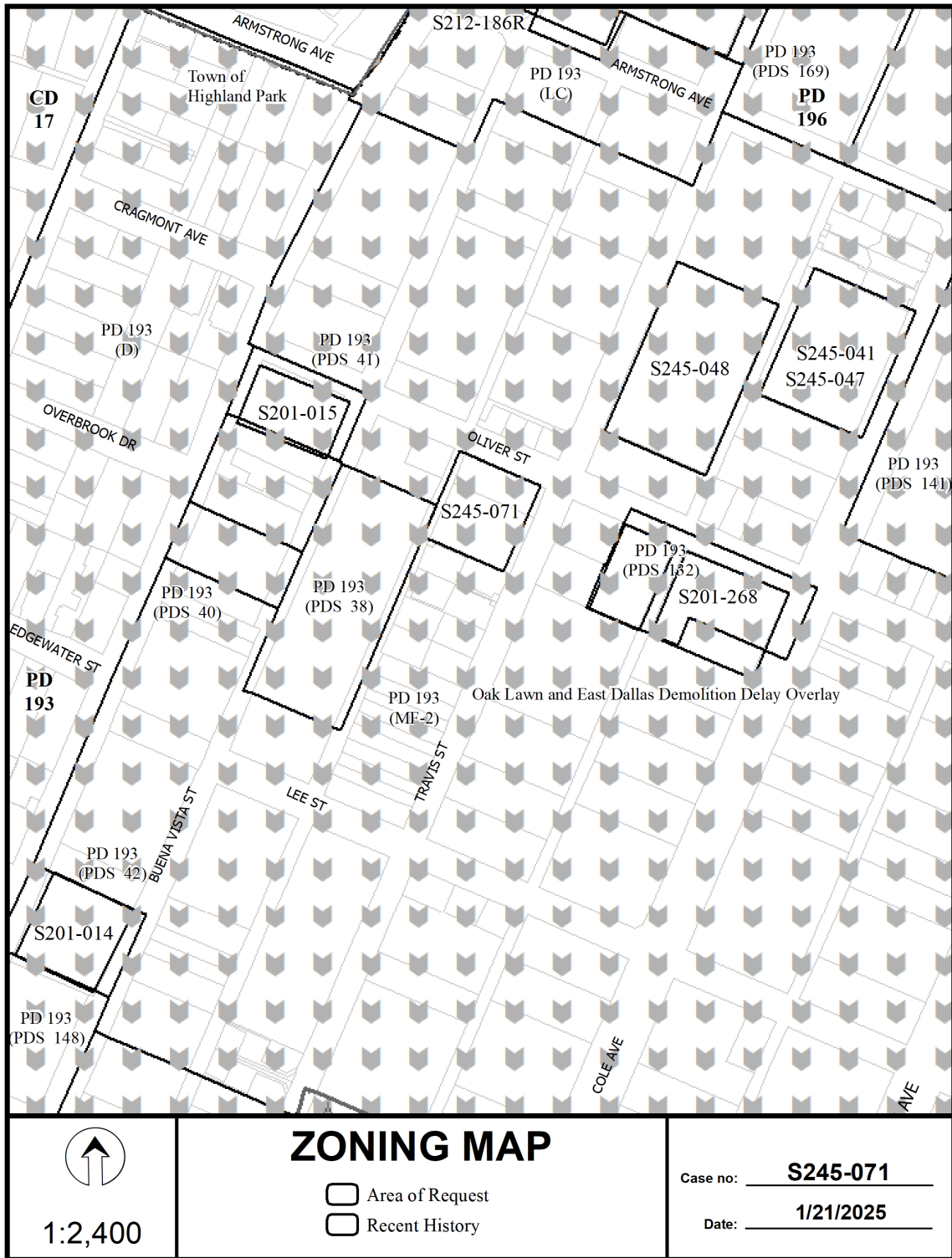
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show recording information on all existing easements within 150 feet of the property.

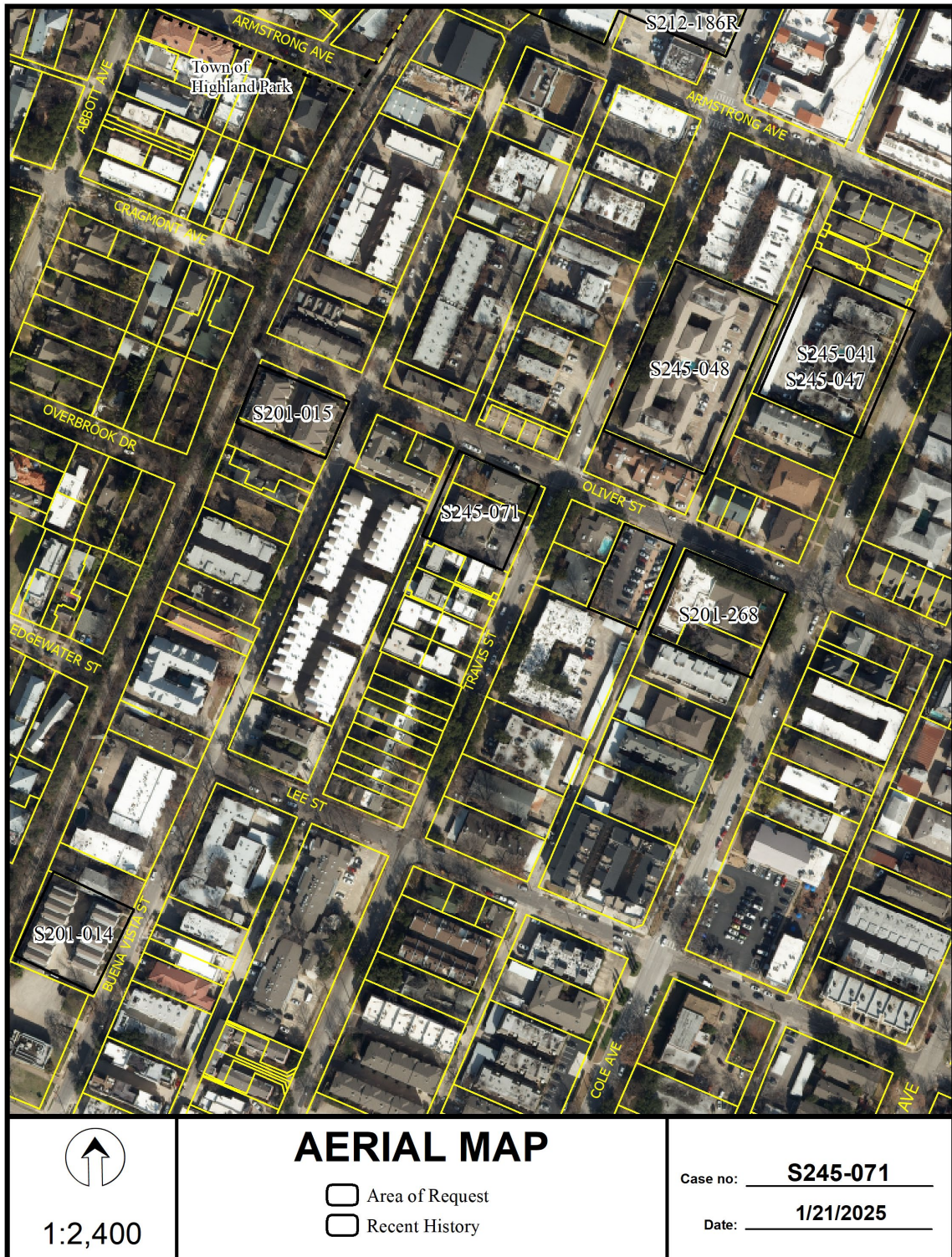
Dallas Water Utilities Conditions:

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 and Wastewater 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.

Streetlight/ Street Name/ 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, change "Travis Street" to "Travis Street (AKA Travis Avenue FKA Preston Avenue". Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat, identify the property as Lot 22A in City Block 2/1529.





Notary Public in and for the State of Texas

county and state, on this day personally appeared Mark A. Nace, known to me as the person who executed the foregoing instrument and acknowledged to me that he executed the same for the purposes and as the act and deed thereon stated.

The purpose of this plot is to create one (1) lot, from three (3) existing lots of record.

3610 EDGEWATER ST.
DALLAS, TX 75205

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Secretary

FREDERICK P. WILSONS NORTH DALLAS ADDITION
RECORDED IN VOLUME 1, PAGE 40 IN THE
MAP RECORDS OF DALLAS COUNTY, TEXAS
OUT OF THE W.B. COATS SURVEY, ABSTRACT NO. 237
CITY OF DALLAS, DALLAS COUNTY, TEXAS