

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-124**SENIOR PLANNER:** Hema Sharma**LOCATION:** bounded by Cadiz Street, Saint Paul Street, Corsicana Street and Ervay Street**DATE FILED:** March 12, 2025**ZONING:** CA-1(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 2.3359-acres**APPLICANT/OWNER:** Michael Garcia, Dallas Independent School District, Millet Holdings LP, Millet the Printer, Inc.**REQUEST:** An application to replat a 2.3359-acre tract of land containing all of Lots 1 through 8 in City Block 8/104 to create one lot on property bounded by Cadiz Street, Saint Paul Street, Corsicana Street and Ervay Street.**SUBDIVISION HISTORY:**

1. S245-032 was a request southeast of the present request to replat a 0.9458-acre tract of land containing all of Lot 1 and a tract of land in City Block A/93 to create one lot on property located on Ervey Street at Griffin Street, south corner. The request was approved on November 15, 2018 and recorded on December 5, 2024 but has not been recorded.
2. S234-115 was a request south of the present request to replat a 1.558-acre tract of land containing part of Lots 3 through 7, all of Lots 8 through 13 in City Block 15/92 to create one lot on property located on Griffin Street at Browder Street, northeast corner. The request was approved on June 6, 2024 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the CA-1(A) Central Area District 1; 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 33 feet of right-of-way (via fee simple) from the established center line of Saint Paul Street. *Section 51A 8.602(c)*
16. On the final plat, dedicate 33 feet of right-of-way (via fee simple) from the established center line of Cadiz Street. *Section 51A 8.602(c)*
17. On the final plat, dedicate 33 feet of right-of-way (via fee simple) from the established center line of Ervay Street. *Section 51A 8.602(c)*
18. On the final plat, dedicate a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Ervay Street & Cadiz Street. *Section 51A 8.602(d)(1)*

19. On the final plat, dedicate a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Cadiz Street & Saint Paul Street. Section 51A 8.602(d)(1)
20. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Saint Paul Street & Corsicana Street. Section 51A 8.602(d)(1)
21. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Corsicana Street & Ervay Street. Section 51A 8.602(d)(1)
22. 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)*
23. 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*

Flood Plain Conditions:

24. On the final plat, Comply with Mill Creek drainage requirements. Finish floor elevation must be 3' above nearest inlet, top of curb. 51A 8.611(d), C.9 of Mill Creek, Master Drainage Plan Study

Survey (SPRG) Conditions:

25. Prior to final plat, submit a completed final plat checklist and all supporting documents.
26. Prior to final plat, clarify any public sanitary sewer lines on the property.

Dallas Water Utilities Conditions:

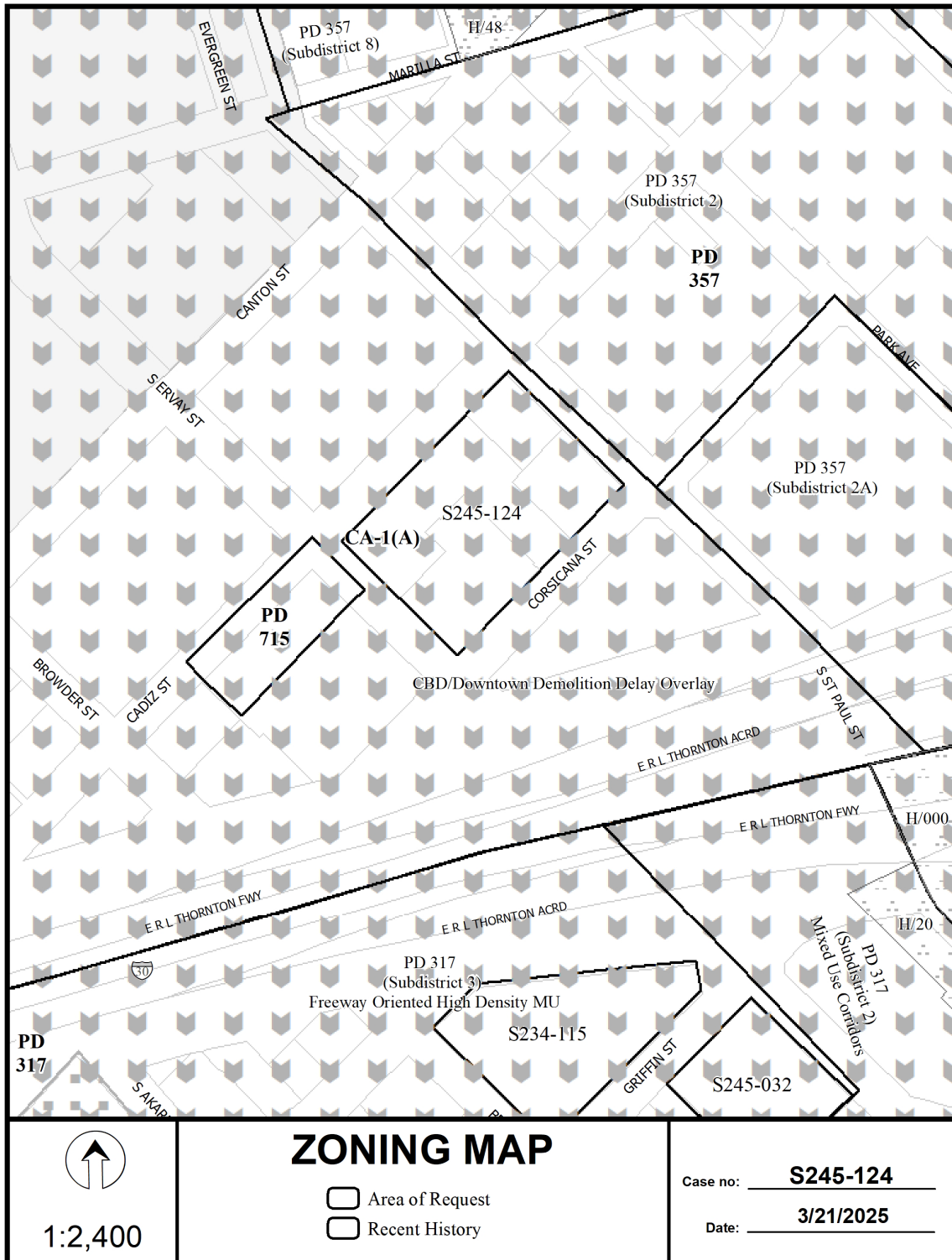
27. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
29. 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.
30. 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.

31. Wastewater main improvements may be required.

Street Light/ Street Name/ GIS, Lot & Block Conditions:

32. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
33. On the final plat, change "S. St Paul St" to "Saint Paul Street (FKA Evergreen Street)". Section 51A-8.403(a)(1)(A)(xii).
34. On the final plat, change "S Ervay St" to "Ervay Street". Section 51A-8.403(a)(1)(A)(xii).
35. On the final plat, change "Corsicana St" to "Corsicana Street. Section 51A-8.403(a)(1)(A)(xii)
36. On the final plat, change "Cadiz St" to "Cadiz Street". Section 51A-8.403(a)(1)(A)(xii).
37. On the final plat, change "Interstate Highway 30 (R.L. Thornton Freeway)" to R.L. Thornton Freeway/Interstate Highway No. 30" Section 51A-8.403(a)(1)(A)(xii).
38. On the final plat, identify the property as Lot 1A in City Block 8/104.





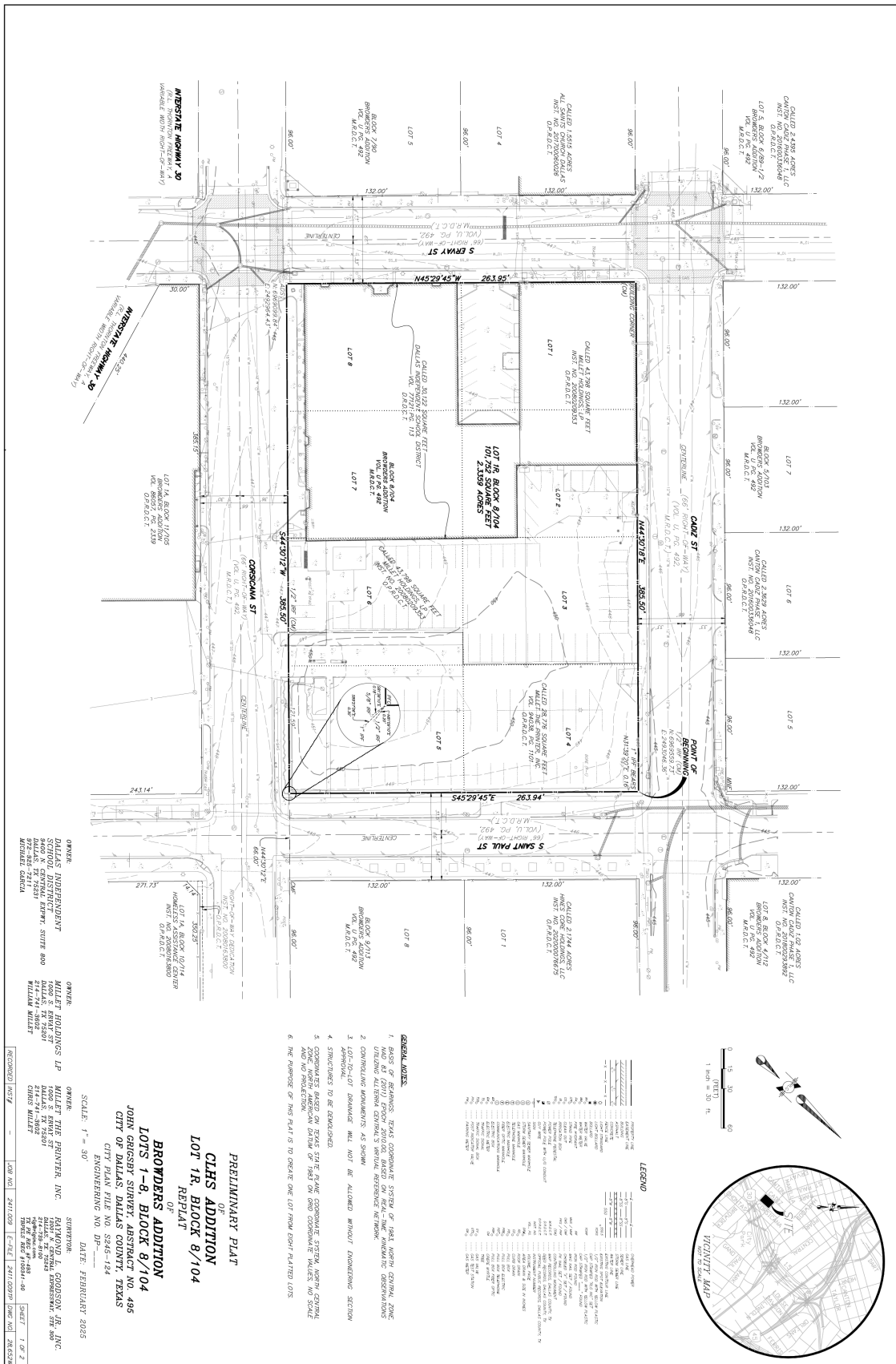
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AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S245-124**

Date: **3/21/2025**



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

[illegible]

DALLAS INDEPENDENT SCHOOL DISTRICT

Michael Garcia

STATE OF TEXAS
COUNTY OF DALLAS

APPROVE ME, the undersigned authority, on this day personally approved **Stephen Rogers**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

22

[illegible]

THEME: South 452945 East along the common line between said Lot 4 and said S. Scott Plow Street, a distance of 263.04 feet to a point at the intersection of the southwest right-of-way line of said S. Scott Plow Street and the northeast right-of-way line of Dorcas Street (a 66 foot right-of-way) for the east corner of said Lot 5 and the east corner of said 26,78 square foot tract;

[illegible]

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

[illegible]

MILLET HOLDINGS LP

Manicomio Miller?

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared **Stephen Rogers**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

_____ day of _____, 2025.

GIVEN under my hand and seal of office this _____ day of _____, 2025.

Notary Public in and for the State of Texas

SURVIVOR'S STATEMENT

[illegible]

STATE OF TEXAS §
COUNTY OF DALLAS §

2025

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

[illegible]

MILLET THE PRINTER, INC.

Chris Miller

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared **Stephen Rogers**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

[illegible]PRELIMINARY PLAT
OF

CLHS ADDITION
LOT 1R, BLOCK 8/104
REPLAT

BROWERS ADDITION
LOTS 1-8, BLOCK 8/104

SCALE: 1" = 30'
DATE: FEBRUARY 2025

[illegible]

RECORDED	MST#	-	JOB NO.	2411.009	E-FIL E	2411.009TP	DWG NO.	24.652W
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