

CITY PLAN COMMISSION**THURSDAY, MARCH 20, 2025****FILE NUMBER:** S245-109**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** SMU Boulevard at Prentice Street, northwest corner**DATE FILED:** February 19, 2025**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 9**SIZE OF REQUEST:** 2.2745-acres**APPLICANT/OWNER:** Southern Methodist University, Peruna East Corporation

REQUEST: An application to replat a 2.2745-acre tract of land containing all of Lots 14A, 18 through 21 and part of Lots 22 and 23 in City Block D/5187 to create one lot on property located on SMU Boulevard at Prentice Street, northwest corner.

SUBDIVISION HISTORY:

1. S234-184 was a request north of the present request to replat a 1.9159-acre tract of land containing part of Lots 1 and 2, and all of Lots 3 and 4A in City Block C/5187 to create one lot on property located on Dyer Street, east of Central Expressway/U.S. Highway No. 75. The request was approved on September 19, 2024, and was recorded on February 14, 2025.

STAFF RECOMMENDATION: The request complies with the requirements of the Mixed-Use District; 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 50 feet of right-of-way (via fee simple) from the established center line of SMU Boulevard. *Section 51A 8.602(c)*
16. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Central Expressway/ U.S. Highway No. 75 & the alley. *Section 51A-8.602(e)*
17. TXDOT approval may be required for any driveway modifications or new access.
18. 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*

Transportation Conditions:

19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of SMU Boulevard and Central Expressway/ U.S. Highway No. 75. Section 51A 8.602(d)(1)

20. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of SMU Boulevard and Prentice Street. Section 51A 8.602(d)(1)
21. 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)*
22. Per Section 51A-8.604, follow the City of Dallas Street Design Manual for sidewalk design. Cole Avenue is a mixed-use street as defined in the Dallas Complete Streets Design Manual (Resolution No. 16-0173). Per the Street Design Manual, this typology requires the sidewalk to be buffered from travel lanes and to have a preferred minimum of 6 feet for the clear sidewalk zone and 5 feet for the landscaping zone, for a combined pedestrian zone width of 11 feet. If adequate width for the pedestrian zone is not provided in the right-of-way outside of the pavement width required for that thoroughfare, a pedestrian easement should be dedicated.

Survey (SPRG) Conditions:

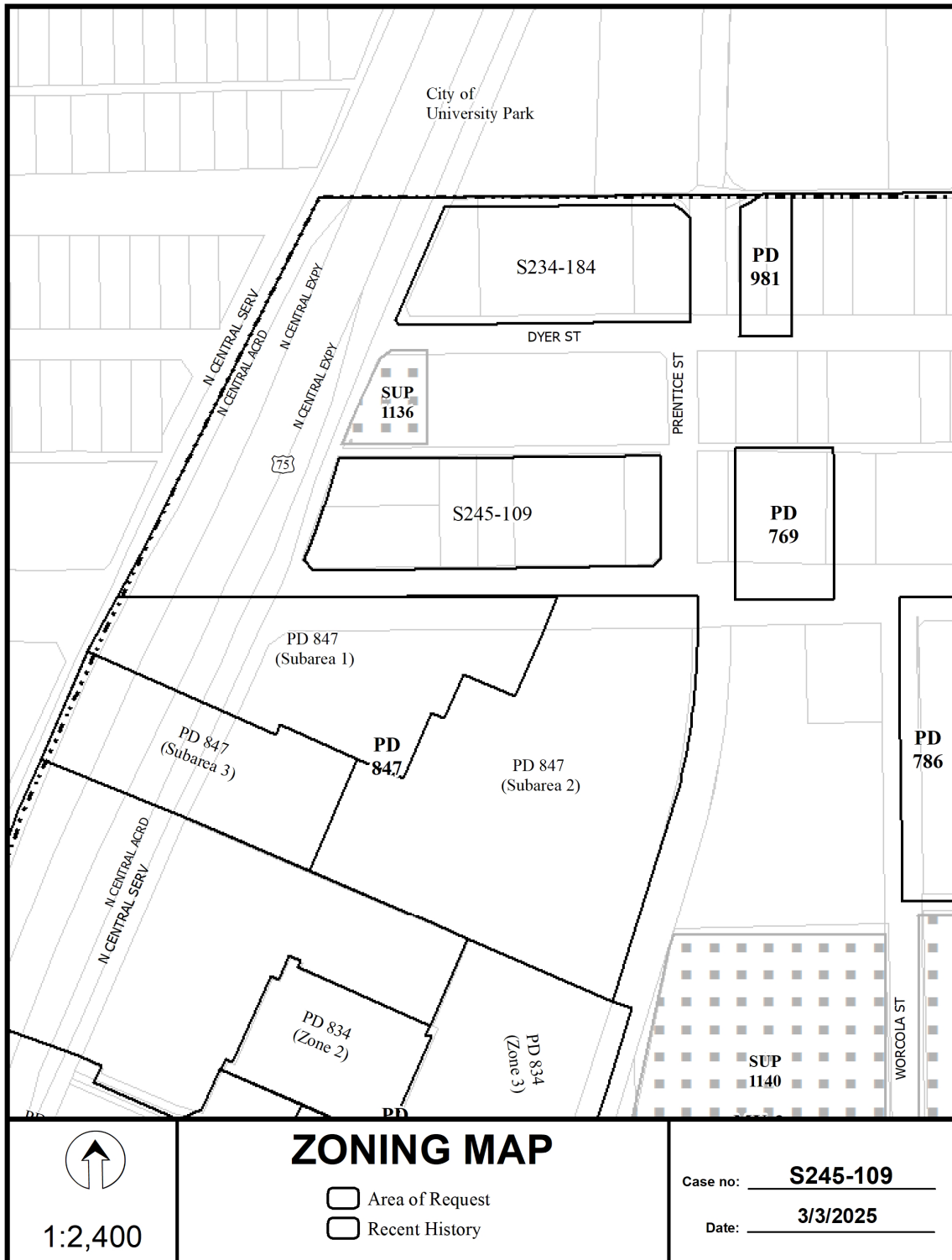
23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show recording information on all existing easements within 150 feet of the property.

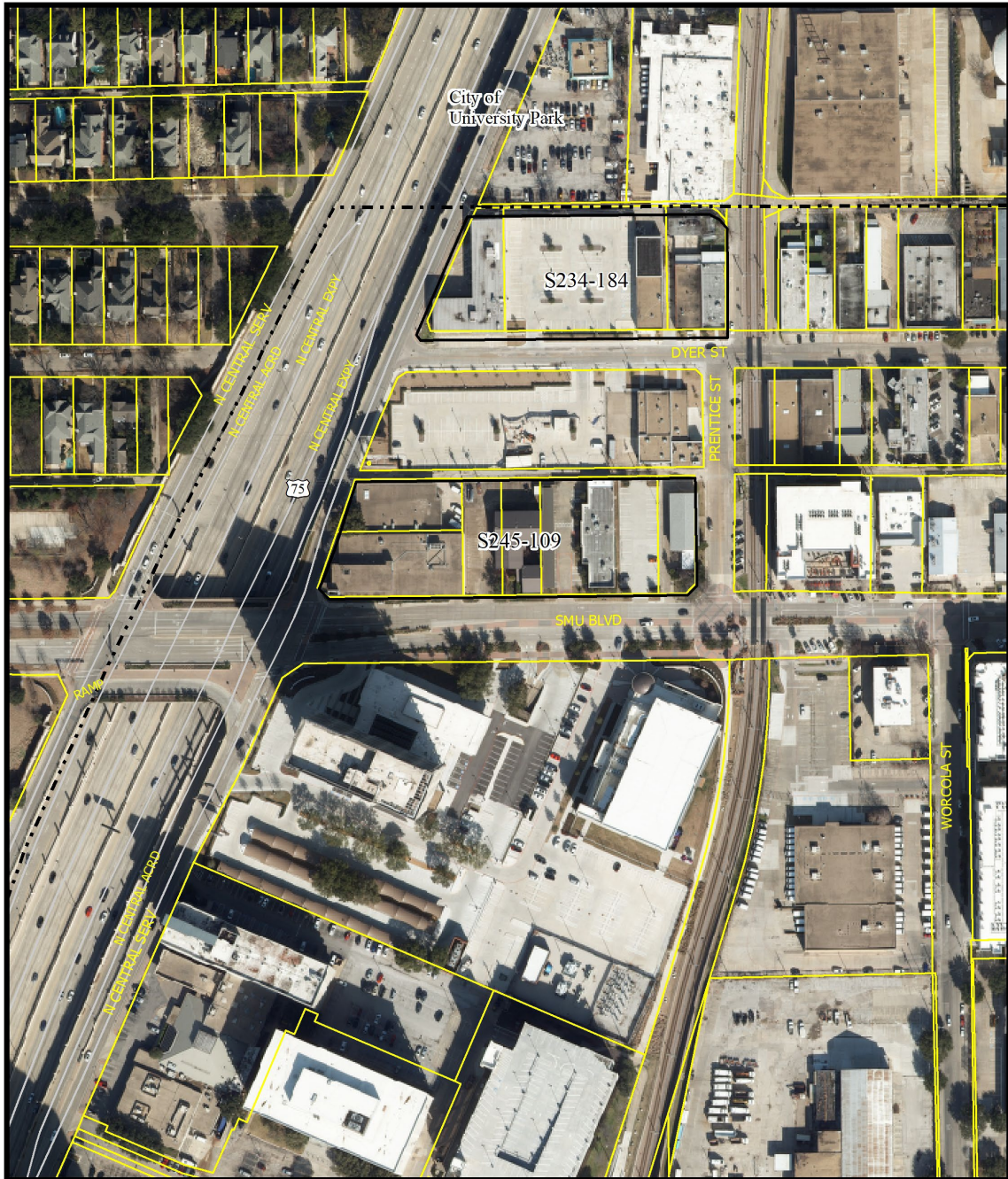
Dallas Water Utilities Conditions:


25. 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.

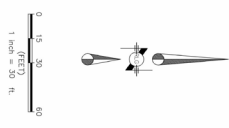
Real Estate/ Streetlight/ GIS, Lot & Block Conditions:

26. Prior to the final plat, provide a copy of the recorded quitclaim deed to Real Estate for Abandonment Ordinance No. 4988 and show the abandonment on the plat as: Abandonment authorized by Ordinance No. _____, recorded as Vol., Page Nos. (Cert. ORD No. _____, QCD No. _____). Utility Easements retained.
27. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
28. On the final plat, change "SMU Boulevard" to "SMU Boulevard (FKA Yale Boulevard FKA Silven Boulevard)".
29. On the final plat, identify the property as Lot 14B in City Block D/5187.



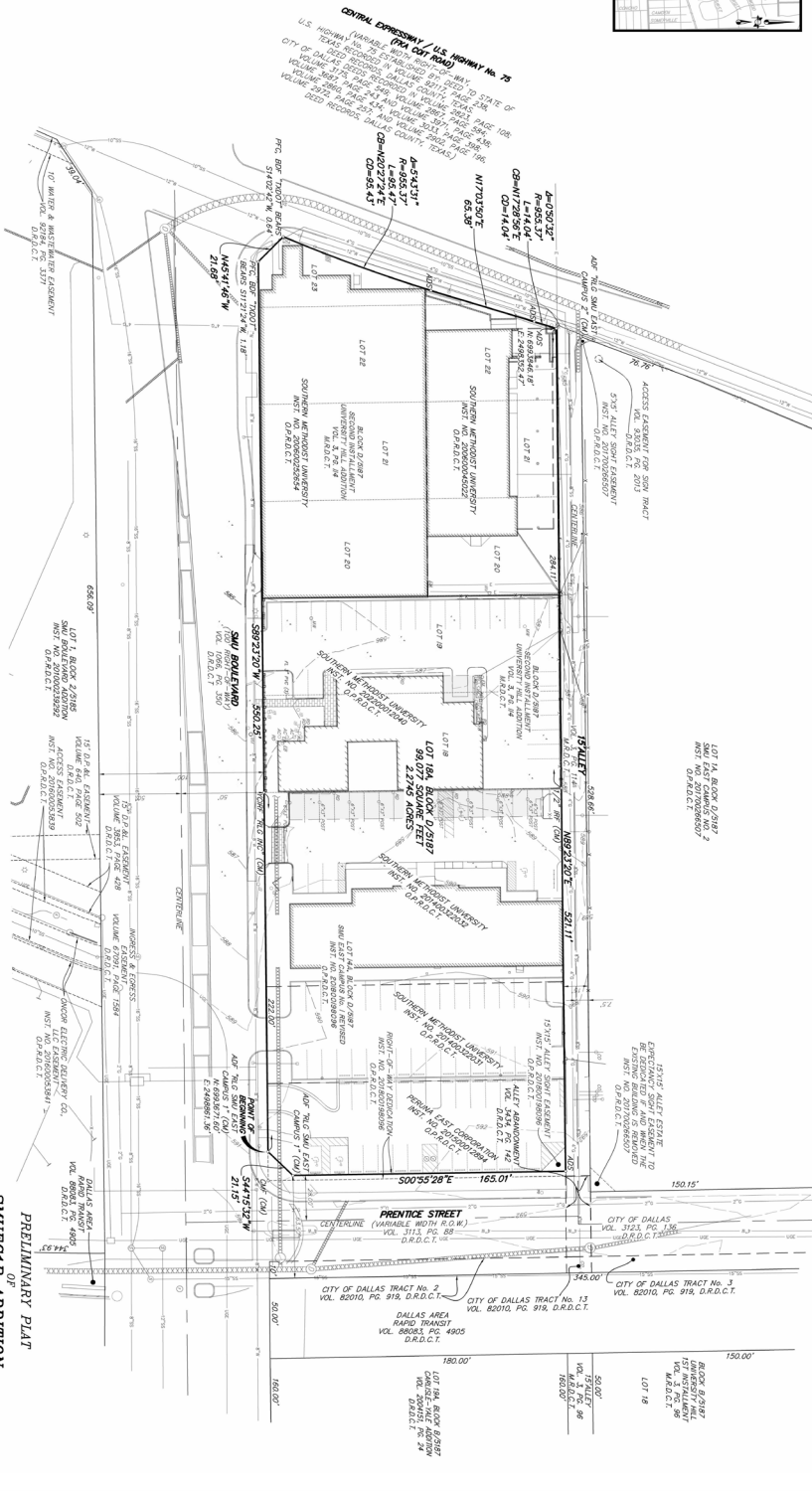


 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S245-109 </u> Date: <u> 3/3/2025 </u>
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LEGEND

-----	Proposed Right-of-Way
-----	Proposed Easement
-----	Proposed Utility
-----	Proposed Structure
-----	Proposed Driveway
-----	Proposed Access
-----	Proposed Parking
-----	Proposed Landscaping
-----	Proposed Fencing
-----	Proposed Signage
-----	Proposed Other



GENERAL NOTES:

- BASES OF REVISIONS: TEXAS COGNITIVE SYSTEM OF TRAIL MAPS CENTRAL ZONE UTILIZING ALTERNATE CENTRAL'S VISUAL REFERENCE NETWORK.
- CONTRASTING DIMENSIONS AS SHOWN.
- LOT-TO-LOT DIMENSIONS WILL NOT BE ALLOWED WITHOUT PERMIT FROM CITY OF DALLAS ENGINEERING DEPARTMENT.
- CONTRASTING TO BEHOLD.
- CONTRASTING TO BEHOLD. THIS STATE PLANS COGNITIVE SYSTEM MAPS CENTRAL ZONE WITHIN AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES AND SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM SEVEN EXISTING LOTS.

OWNER:
 SOUTHERN METHODIST UNIVERSITY
 PERINA EAST CORPORATION RAYMOND L. GOODSON, JR., INC.
 6425 DALLAS AVENUE
 SUITE 200
 DALLAS, TEXAS 75249
 214-768-3449
 CHAS WOODS
 A. CAROLYN TORNER

ENGINEER:
 DATE: FEBRUARY 2025

REVISIONS:

NO.	DATE	DESCRIPTION
1	02/20/2025	ISSUED FOR CITY PLAN COMMISSION

SCALE: 1" = 30'

DATE: FEBRUARY 2025

REVISIONS:

NO.	DATE	DESCRIPTION
1	02/20/2025	ISSUED FOR CITY PLAN COMMISSION

