

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 21, 2023****FILE NUMBER:** S223-244**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Ripley Street, southeast of Roseland Avenue**DATE FILED:** August 25, 2023**ZONING:** PD 298 (Subarea 1)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20298.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.115-acre**APPLICANT/OWNER:** TX H&H Construction, Inc.

REQUEST: An application to replat a 0.115-acre tract of land containing part of Lot 17 and 18 in City Block 3/649 to create one lot on property located on Ripley Street, southeast of Roseland Avenue.

SUBDIVISION HISTORY:

1. S223-153 was a request southeast of the present request to replat a 0.557-acre tract of land containing all of Lots 1 through 3 in City Block 14/717 to create one lot on property located on San Jacinto Street at Peak Street, south corner. The request was approved on June 15, 2023 but has not been recorded.
2. S212-077R was a request northeast of the present request to replat a 0.79-acre tract of land containing part of Lots 1, 2, and 3 in City Block 1/650 to create one 4,987 square foot and one 29,440 square foot lot on property located on Ross Avenue at Carroll Avenue, west corner. The request was approved on November 3, 2022 but has not been recorded.
3. S212-007 was a request south east of the present request to replat a 0.9785-acre tract of land containing part of City Block 15/646 to create one lot on property located on Peak Street, Between Ross Avenue and San Jacinto Street. The request was approved on November 4, 2021 but has not been recorded.
4. S201-669 was a request northeast of the present request to replat a 0.265-acre tract of land containing all of Lot 7 and part of Lot 6 in City Block 2/650 to create one lot on property located on Ross Avenue at Ashby Street, northwest corner. The request was approved on June 3, 2021 but has not been recorded.
5. S190-170 was a request northeast of the present request to replat a 0.409-acre tract of land containing all of Lots 8 and 9 in City Block 3/649 to create one lot on property located on Ross Avenue at Peak Street, west corner. The request was approved on July 23, 2020 but has not been recorded.
6. S189-309 was a request west of the present request to replat a 0.8167-acre tract of land containing all of Lots 2 through 6 in City Block 5/655 on property located on Munger Avenue at Ripley Street, south corner. The request was approved on October 3, 2019 and recorded on March 13, 2023.

7. S189-002 was a request east of the present request to replat a 2.551-acre tract of land containing part of Lots 1 through 6, all of Lot 7 in City Block 16/647, and tract of land from Block 16/647, and a portion of an abandoned alley, to create one lot on property located on Peak Street, between Ross Avenue and San Jacinto Street. The request was approved on November 1, 2018 and recorded on October 28, 2021.
8. S178-151 was a request north of the present request to replat a 0.139-acre tract of land containing part of Lots 17 and 18 in City Block 3/649 to create one lot on property located on Roseland Avenue at Ripley Street, east corner. The request was approved on April 5, 2018 and recorded on August 8, 2019.
9. S178-122 was a request southwest of the present request to replat a 0.595-acre tract of land containing a portion of City Block 2/600 to create one lot on property located on Roseland Avenue at Caddo Street, south corner. The request was approved on March 22, 2018 and recorded on June 24, 2019.
10. S178-091 was a request northeast of the present request to replat a 0.370-acre tract of land containing all of Lots 8, 9 and part of Lot 10 in City Block 2/650 to create one 0.066-acre lot, and one 0.304-acre lot on property located on Roseland Avenue at Ashby Street, south corner. The request was approved on February 15, 2018 but has not been recorded. S178-091A was recorded on November 26, 2019.

STAFF RECOMMENDATION: The request complies with the requirements of PD 298 (Subarea 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/marketing/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:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Ripley Street. Sections 51A-8.602(c), 51A-8.604(c)
16. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Ripley Street & the alley. Section 51A-8.602(e)

Flood Plain Condition:

17. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d) C.9 of Mill Creek Master Drainage Plan Study

Survey (SPRG) Conditions:

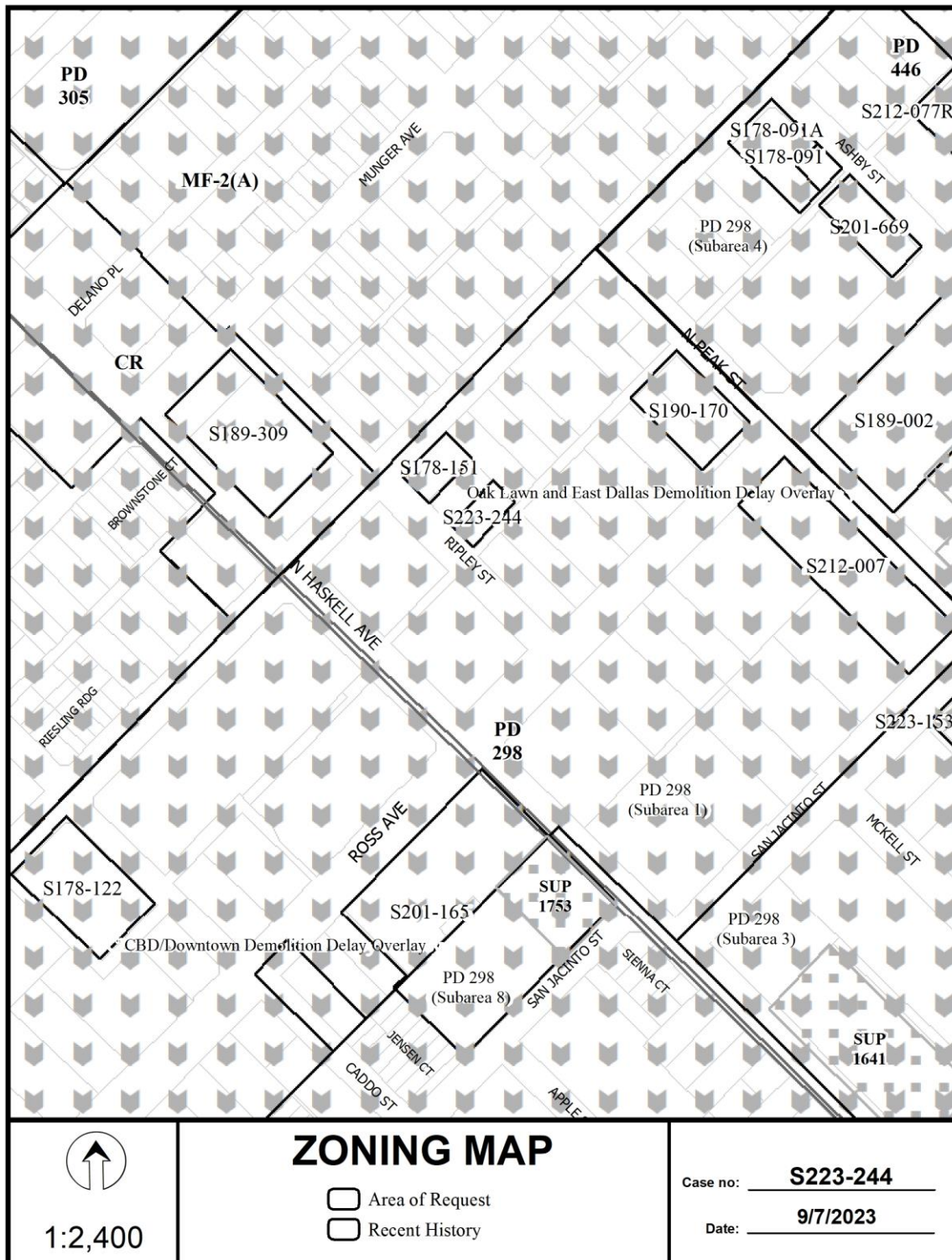
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

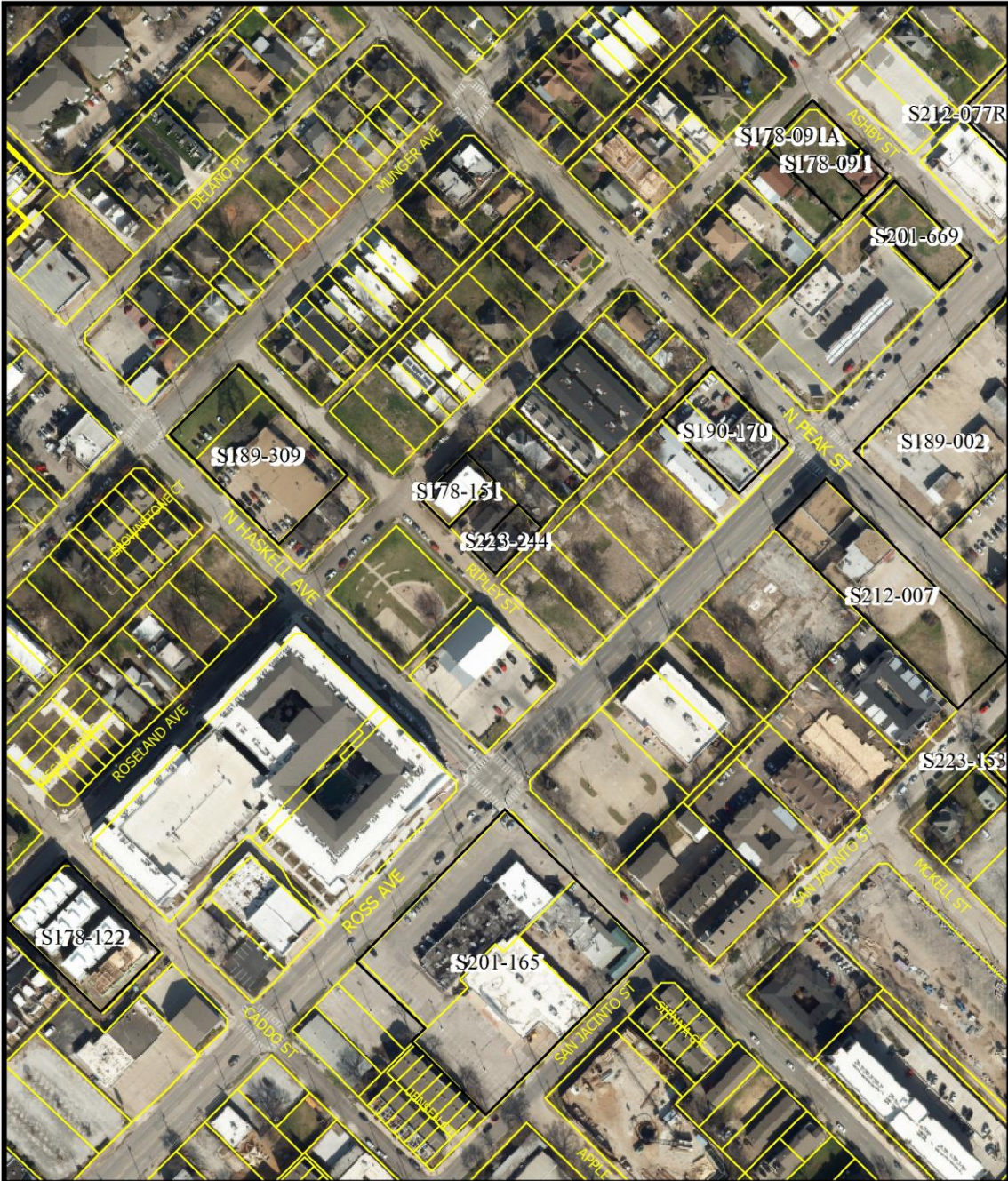
Dallas Water Utilities Conditions:


21. 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.
22. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
23. Water main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Name / GIS, Lot & Block Conditions:

24. On the final plat, add a label for “Roseland Avenue”.
25. On the final plat, identify the property as Lot 17B in City Block 3/649. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S223-244 </u> Date: <u> 9/7/2023 </u>
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