

**CITY PLAN COMMISSION****THURSDAY, JUNE 26, 2025****FILE NUMBER:** S245-123R**SENIOR PLANNER:** Hema Sharma**LOCATION:** South Boulevard at Gould Street, west corner**DATE FILED:** May 29, 2025**ZONING:** PD 595 (FWMU-3)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.543-acres**APPLICANT/OWNER:** Bruce Kaminski, Kaminski Custom Builders, LLC

**REQUEST:** An application to revise a previously approved preliminary plat (S245-123) to replat a 0.543-acre tract of land containing all of Lots 39, 40 and 41 in City Block 5/1116 to create one lot on property located on South Boulevard at Gould Street, west corner.

**SUBDIVISION HISTORY:**

1. S245-123 was a request at the same location as present request to replat a 0.375-acre tract of land containing all of Lots 40 and 41 in City Block 5/1116 to create one lot on property located on South Boulevard at Gould Street, north corner. The request was approved on April 10, 2025, but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 595 (FWMU-3); 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)
15. Existing drainage conveyance within the property is required to be sized in compliance with *Section 51A-8.611(a)(1)* of the City of Dallas Code.

**Right-of way Requirements Conditions:**

16. 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)*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Gould 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 Gould Street & South Boulevard. *Section 51A 8.602(d)(1)*
19. 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)*

20. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of South Boulevard & the alley. *Section 51A-8.602(e)*
21. 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:**

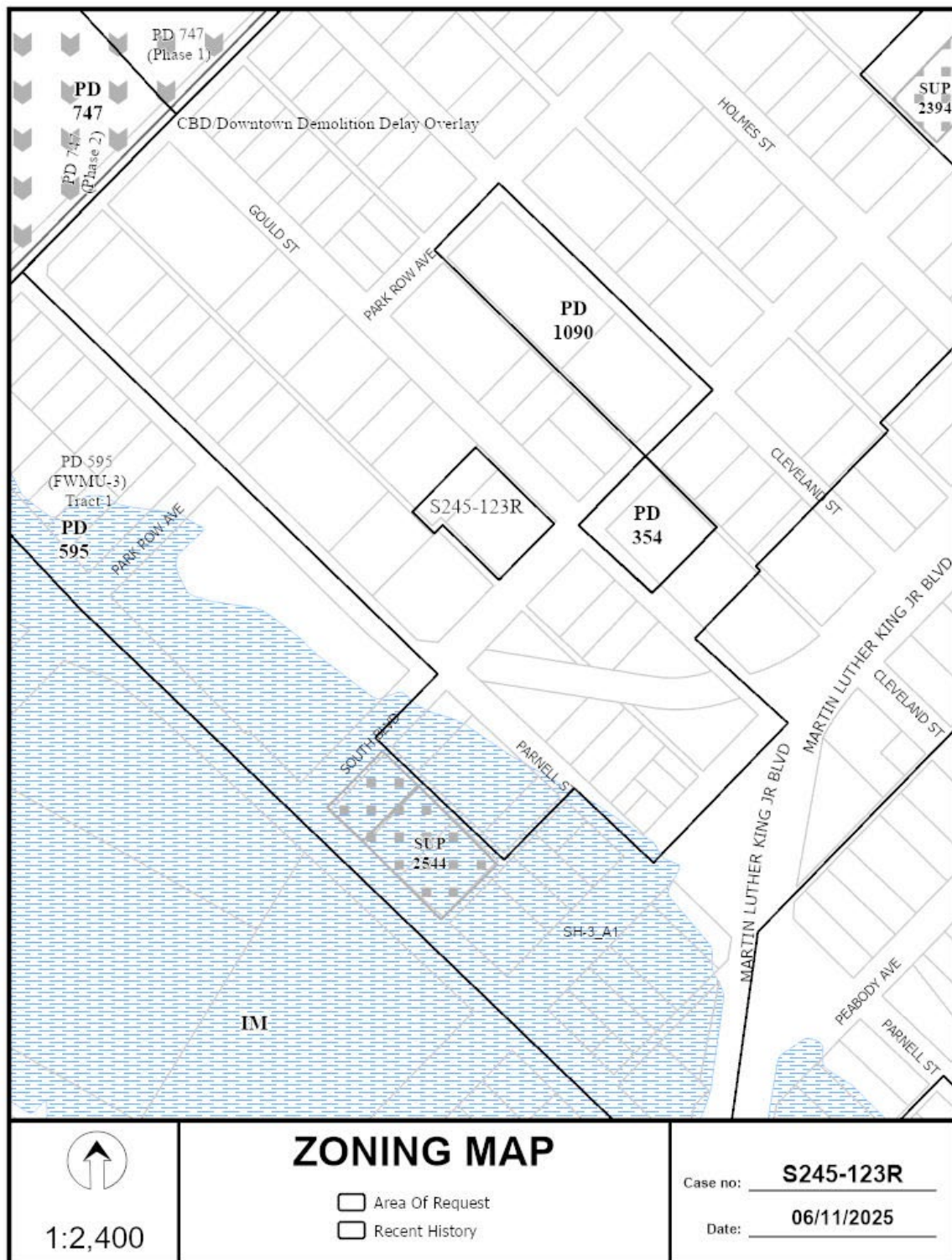
22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. Prior to final plat, clarify alley maneuverability.

**Dallas Water Utilities Conditions:**

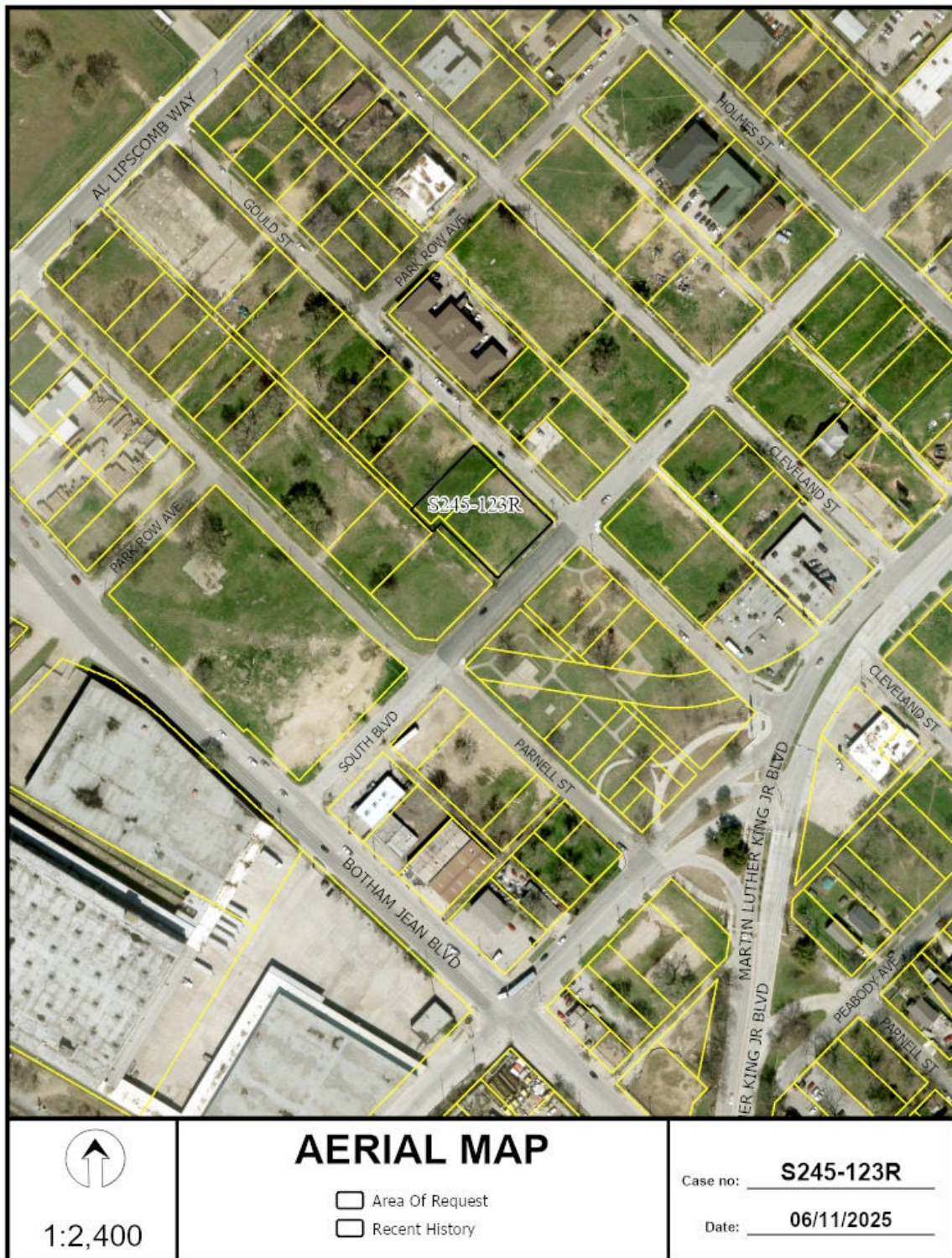
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. 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.

**Street Light/ Zoning/ GIS, Lot & Block Conditions:**

26. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
27. Pedestrian passage required per Sec.51A-13.502(a) & (b) (7)
28. On the final plat, identify the property as Lot 39A in City Block 5/1116.







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**OWNER**  
KAMINSKI CUSTOM  
BUILDERS, LLC  
P O BOX 1764  
ADDISON, TEXAS 75001



**SURVEYOR**

PRELIMINARY  
MBI  
NOT 40A, B  
BEING A  
PAGES 30, 40 &

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