

CITY PLAN COMMISSION**THURSDAY, MAY 16, 2024****FILE NUMBER:** S234-111**SENIOR PLANNER:** Hema Sharma**LOCATION:** Al Lipscomb Way, west of Rigg Street**DATE FILED:** April 18, 2024**ZONING:** PD 595 (MF-2(A))**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.521-acres**APPLICANT/OWNER:** Simply Custom, Olive Tree Reality Solutions LLC**REQUEST:** An application to create one 0.521-acre lot from a tract of land in City Block G/874 on property located on Al Lipscomb Way, west of Rigg Street.**SUBDIVISION HISTORY:**

1. S212-043 is a request northeast of the present request to replat a 0.925-acre tract of land containing all of Lots 20 through 25 and part of Lot 26 in City Block D/873 to create one lot on property located on Harwood Street, north of Al Lipscomb Way. The request was approved on December 16, 2021 but has not been recorded.
2. S212-042 was a request northeast of the present request to replat a 0.925-acre tract of land containing all of Lots 20 through 25 and part of Lot 26 in City Block D/873 to create one lot on property located on Harwood Street, north of Al Lipscomb Way. The request was approved on December 16, 2021 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 595 (MF-2(A)); 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)

Survey (SPRG) Conditions:

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
17. On the final plat, show distances/width across all adjoining right-of-way
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

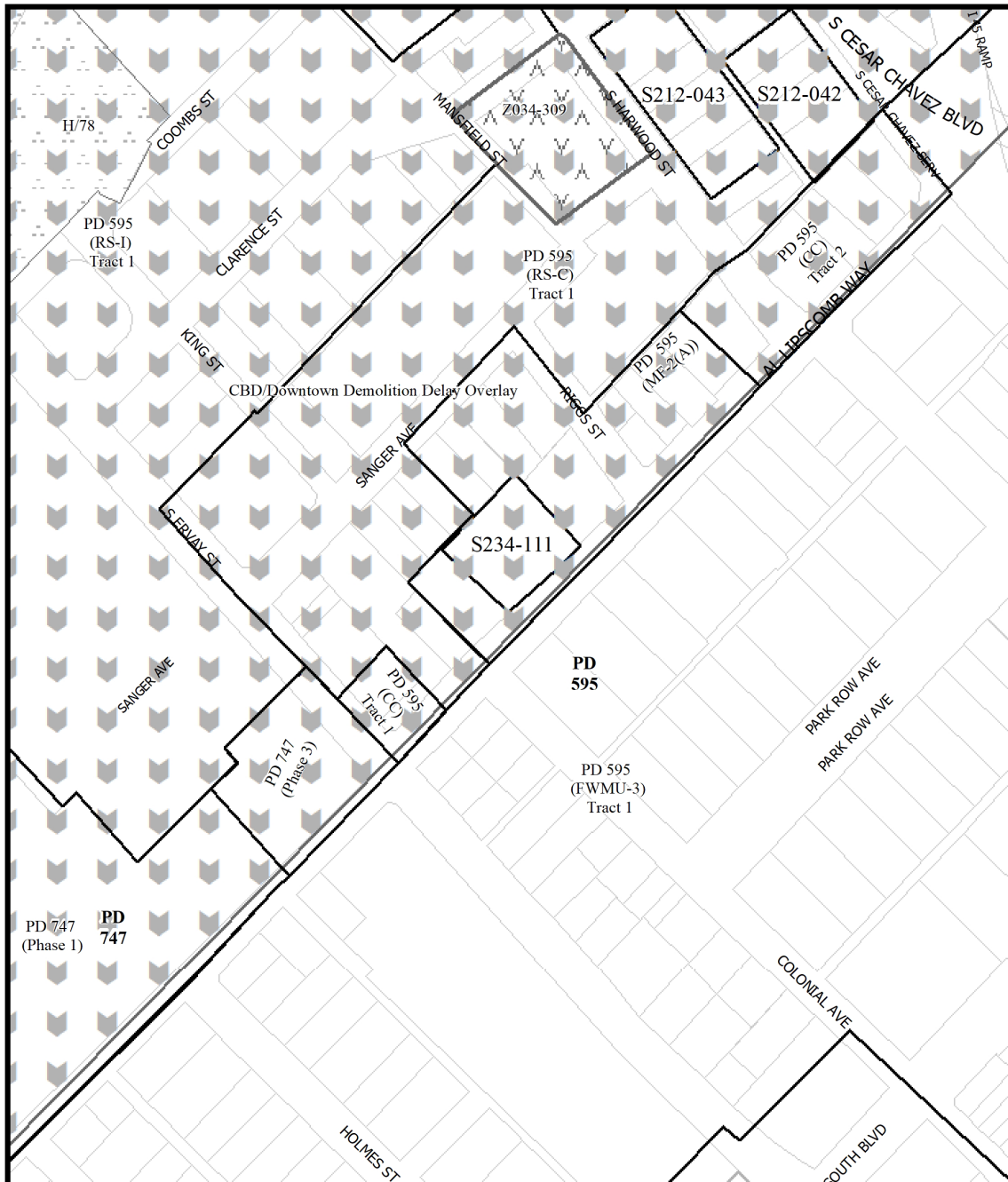
20. On the final plat, remove note #5 from General Note, City of Dallas Survey Division of Development Services does get involved in survey boundary construction and or resolution.


Dallas Water Utilities Conditions:

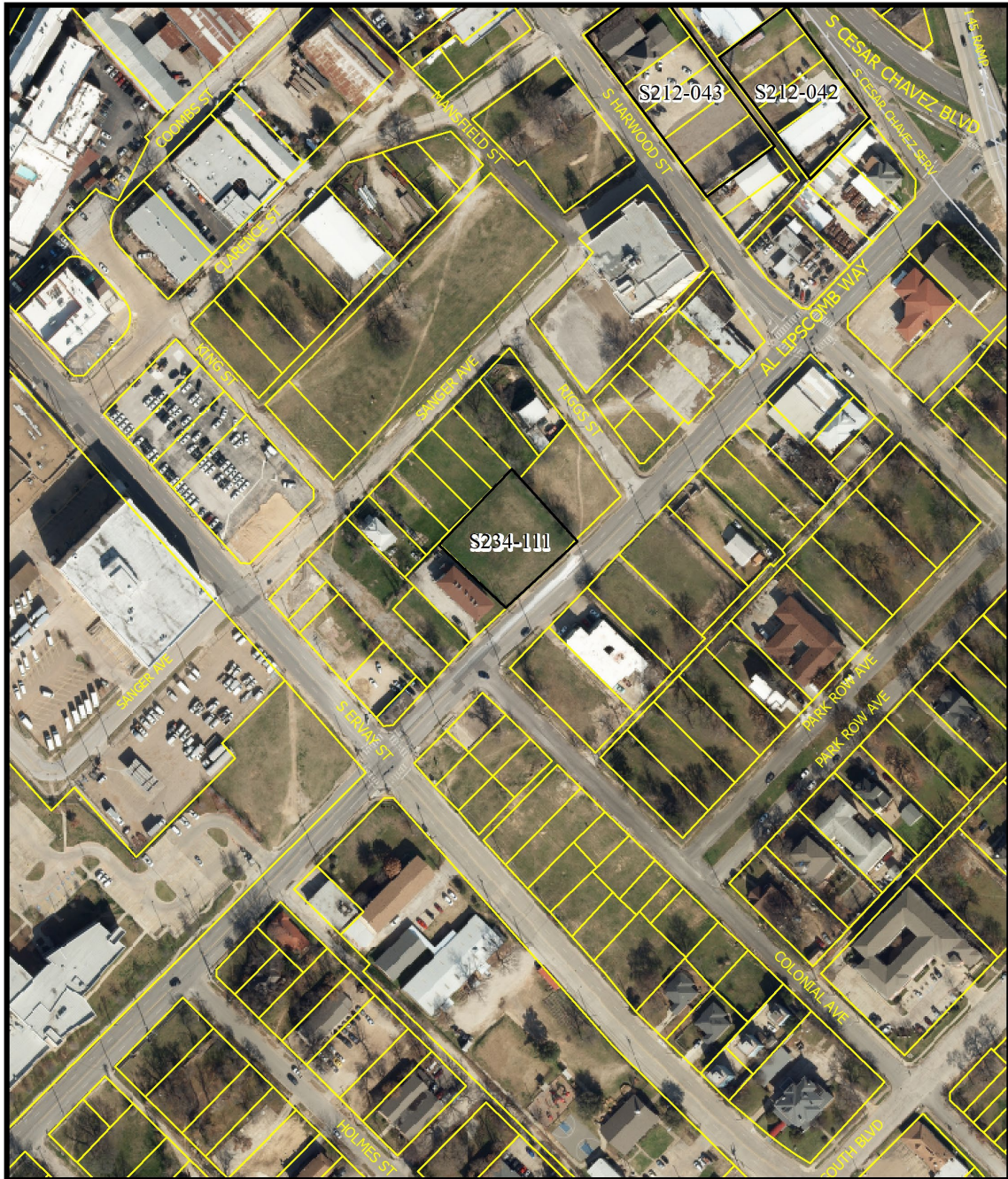
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. 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.


Street Name / GIS, Lot & Block Conditions:

23. On the final plat, change “Al Lipscomb Way” to “Al Lipscomb Way (FKA Grand Avenue)”.
24. On the final plat, change “Ervey Street” to plat document.
25. On the final plat, identify the property as Lot 3 in City Block G/874.



 1:2,400	<h2>ZONING MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: S234-111 Date: 4/26/2024
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 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S234-111 </u> Date: <u> 4/26/2024 </u>
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STATE OF TEXAS
COUNTY OF DALLAS

OWNERS DECLARATION

I, the undersigned, being the owner of the above described land, do hereby declare that the information furnished herein is true and correct to the best of my knowledge and belief, and that I have not been convicted of a crime involving moral turpitude within the last five years.

Dated this _____ day of _____, 2024.

OWNERS CERTIFICATE

I, the undersigned, being the owner of the above described land, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I have not been convicted of a crime involving moral turpitude within the last five years.

Dated this _____ day of _____, 2024.

GENERAL NOTES

1. ALL INFORMATION IS BASED ON THE RECORDS OF THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.

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PRELIMINARY PLAT

AL LIPSCOMB WAY ADDITION

LOT 1, BLOCK 1

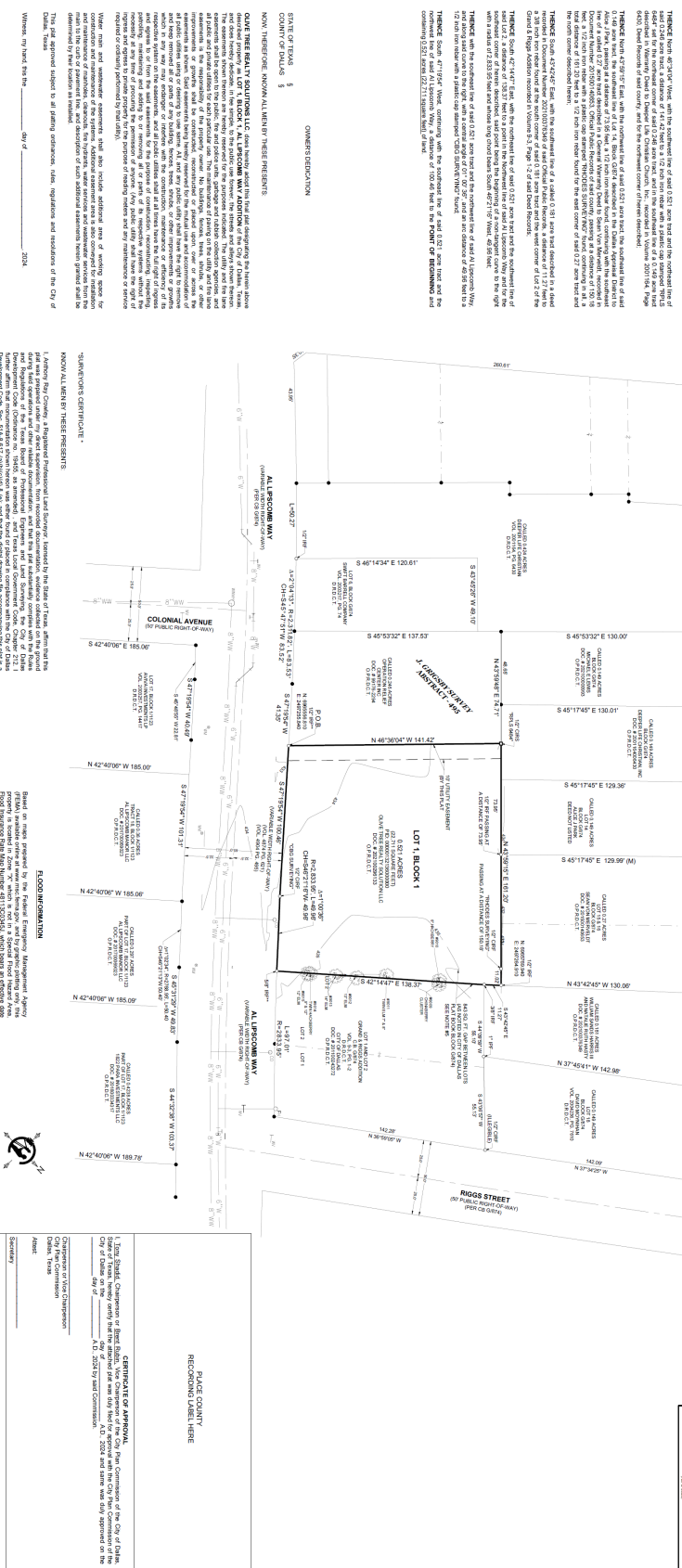
0.524 ACRES

J. GRIGSBY SURVEY, ABSTRACT 495

DALLAS COUNTY, TEXAS

DATE OF RECORDING 05/16/2024
RECORDING NUMBER 2024-0516-0001
RECORDING OFFICE DALLAS COUNTY CLERK OF COURTS

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PLAT OF THE AL LIPSCOMB WAY ADDITION

LOT 1, BLOCK 1

0.524 ACRES

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