

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 5, 2024****FILE NUMBER:** S234-173**SENIOR PLANNER:** Hema Sharma**LOCATION:** Field Street at Broom Street, northwest corner**DATE FILED:** August 7, 2024 **ZONING:** PD 582 (South Subdistrict), PD 193 (PDS 87)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20582.pdf>[https://dallascityhall.com/departments/city-attorney/Articles/PDF/Div%20S-87%20\[Part%20I%20PD%20193\].pdf](https://dallascityhall.com/departments/city-attorney/Articles/PDF/Div%20S-87%20[Part%20I%20PD%20193].pdf)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 8.2492-acres**APPLICANT/OWNER:** Perot Museum of Nature and science

REQUEST: An application to replat an 8.2492-acre tract of land containing all of Lots 1 through 7 in City Block C/388, part of Lot 1A, all of Lot 1B, and all of Lots 8 through 14 in City Block D/386, all of Lot 1 and part of Lots 2 through 5 in City Block F/389, part of Lots 9 through 11 and all of Lots 12 through 16 in City Block G/385, and portion of abandoned rights-of-way and alley to create one lot on property located on Field Street at Broom Street, northwest corner.

SUBDIVISION HISTORY:

1. S223-147 was a request west of the present request to replat a 3.118-acre tract of land containing all of Lot 1B in City Block 7/409 to abandon existing easements and to create one lot on property located between Victory Avenue and Interstate Highway 35E, east of Dallas Area Rapid Transit. The request was approved on June 1, 2023 but has not been recorded.
2. S223-113 was a request southeast of the present request application to replat a 4.7112-acre tract of land containing all of Lots 1 through 4 in City Block 17/219 to create three lots ranging in size from 1.0138-acre to 2.6228-acre on property located on Griffin Street at Corbin Street, south of Magnolia Street. The request was approved on April 20, 2023 but has not been recorded.
3. S212-256 was a request north of the present request to replat an 11.0046-acre tract of land containing all of Lot 1B in City Block B/370, part of abandoned streets and alleys to create one lot on property located on Field Street at Nowitzki Way, east of Houston Street. The request was approved on July 21, 2022 but has not been recorded.
4. S201-577 was a request southeast of the present request to create one 0.517-acre lot from a part of City Block 214 on property located on Munger Avenue at Laws Street, southwest of Griffin Street. The request was approved on March 4, 2021 and has not been recorded.
5. S190-034 was a request southwest of the present request to replat a 4.7112-acre tract of land containing all of Lots 1 through 4 in City Block 17/219 to create one lot on property located on Griffin Street at Corbin Street, south of Magnolia

Street. The request was approved November 21, 2019 and was withdrawn March 24, 2023

6. S190-009 was a request northeast of the present request to create a 0.4469-acre lot from a tract of land in City Block 293 on property bounded by St. Paul Street, McKinney Avenue, and Akard Street. The request was approved on November 7, 2019 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 582 (South Subdistrict), PD 193 (PDS 87); 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)
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 a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Broom Street & Field Street. Section 51A 8.602(d)(1)
17. On the final plat, add the note: “TxDOT approval may be required for any driveway modification or new access point(s).”
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

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.

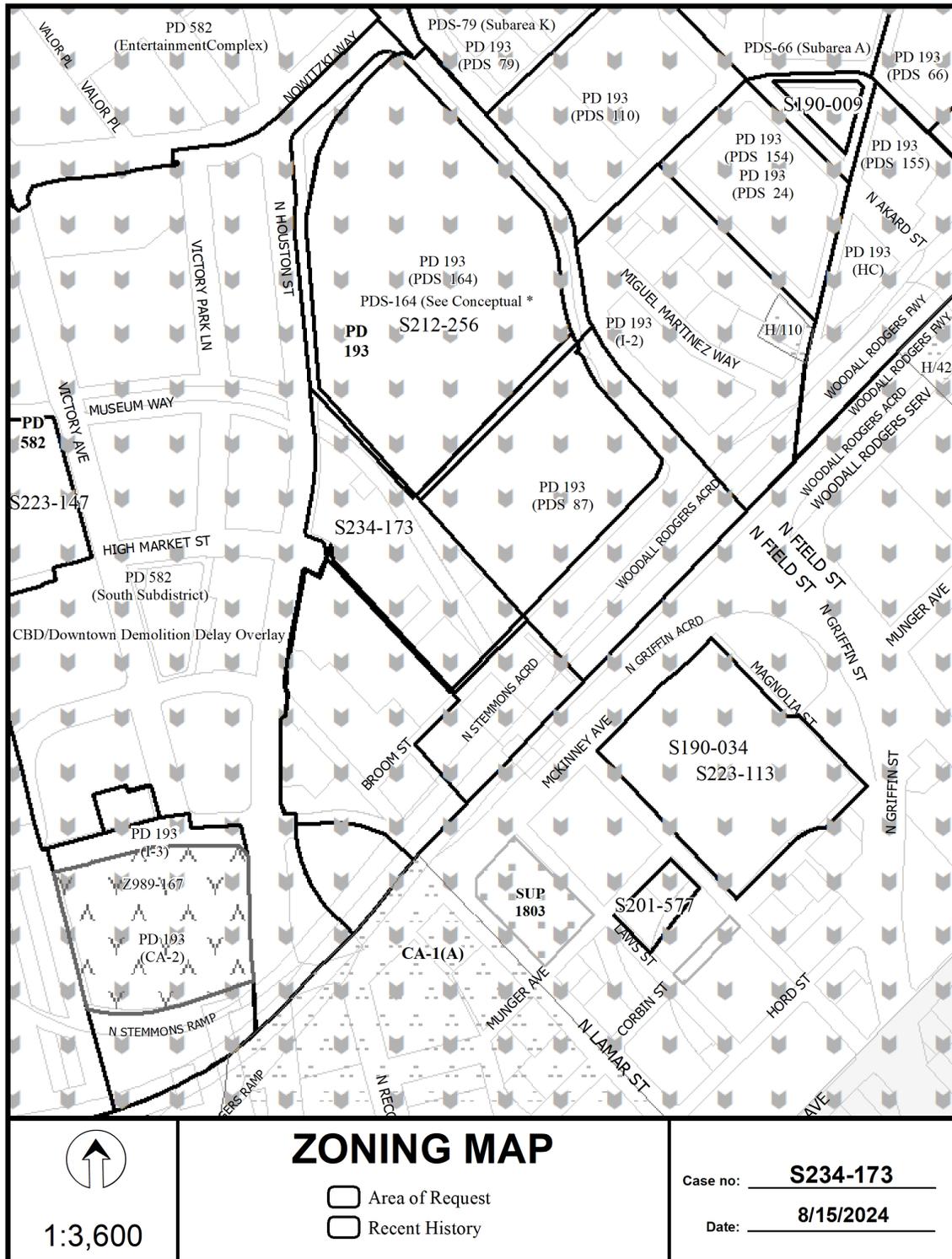
Dallas Water Utilities Conditions:

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. 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.

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

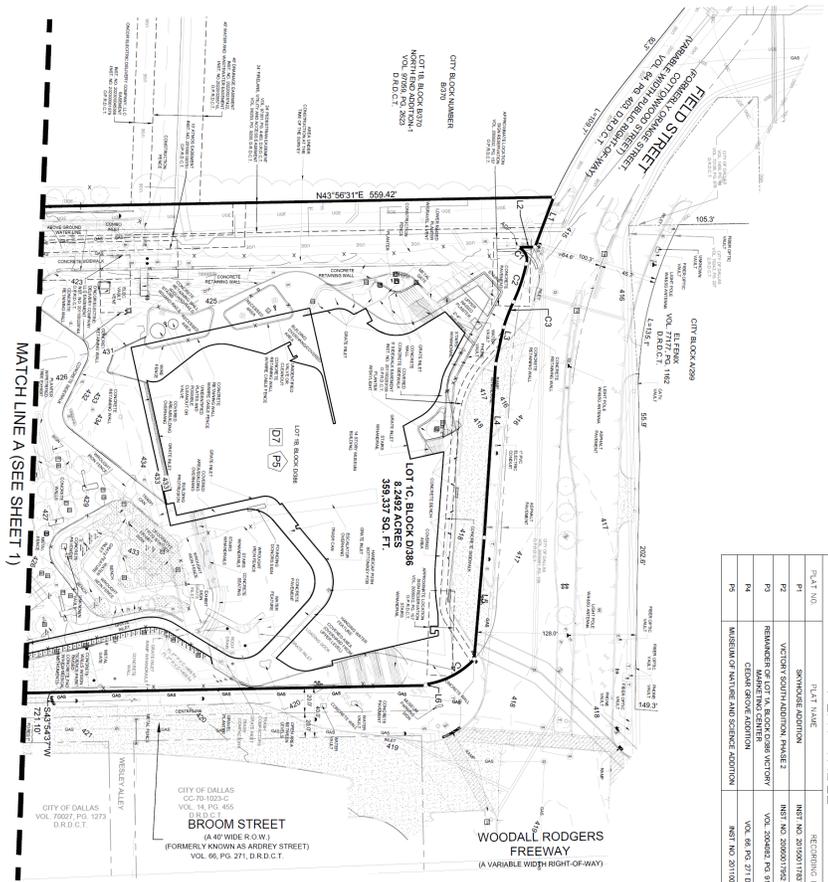
23. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
24. Prior to the final plat, please show the Griffin, River, and Lane Street abandonments on the plat as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. No. _____. Utility Easements retained. The language for General Note 7 is acceptable. Provide copies of the recorded instruments for the abandonments including the Utility Easement Affidavit to Real Estate. Please include the License No. for Inst. 200900134919 on the plat.
25. On the final plat, change "Woodall Rodgers Freeway" to "Woodall Rodgers Freeway/State Highway Spur No. 366". Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat, change "Houston Street" To "Houston Street (FKA Wichita Street Extention)". Section 51A-8.403(a)(1)(A)(xii)
27. On the final plat, change "Houston Street (Formerly Wichita Street)" to "Houston Street (FKA Wichita Street Extention)".
28. Prior to final plat, provide documentation for "FKA Laws Street"
29. On the final plat, identify the property as Lot 1C in City Block D/386.





 1:3,600	<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> S234-173 </u> Date: <u> 8/15/2024 </u>
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- GENERAL NOTES:**
- The portion of this plan to be shown on the following sheet is indicated.
 - 2025 North American edition of the International Footcandle Illumination - 2011 Commissioning System, Light Level and Illuminance Tables shall apply to all areas of the site.
 - Grading shall be in accordance with the City of Dallas Grading & Drainage Engineering Manual.
 - Lot to be designed and laid out in accordance with the City of Dallas Planning & Zoning Department's Subdivision Ordinance.
 - Building setbacks shall be in accordance with the City of Dallas Planning & Zoning Department's Subdivision Ordinance.
 - Other notes shall be shown on the site plan.



PLAT TABLE

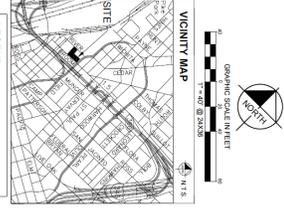
PLAT NO.	PLAT NAME	RECORDING INFO
P1	SPYHOPE ADDITION	INST NO. 20100811811 0 P.A.D.C.T.
P2	VICTORY SOUTH ADDITION, PHASE 2	INST NO. 2006011921 0 P.A.D.C.T.
P3	REMAINDER OF LOT 1A, BLOCK D/386, VICTORY MARKETING CENTER	VOL. 200802 PG. 91 0 P.A.D.C.T.
P4	REMAINDER OF LOT 1A, BLOCK D/386, VICTORY MARKETING CENTER	VOL. 42 PG. 217 0 P.A.D.C.T.
P5	MUSEUM OF NATURE AND SCIENCE ADDITION	INST NO. 2010020909

DEED TABLE

DEED NO.	OWNER	RECORDING INFORMATION
D1	DAVIS TRACT MUSEUM OF NATURE AND SCIENCE	INST NO. 20100811811 0 P.A.D.C.T.
D2	PEROT MUSEUM OF NATURE AND SCIENCE	INST NO. 20100811811 0 P.A.D.C.T.
D3	DAVIS TRACT MUSEUM OF NATURE AND SCIENCE	INST NO. 20100811811 0 P.A.D.C.T.
D4	REMAINDER OF BLOCKED J.V. AND SERVICE	INST NO. 20100811811 0 P.A.D.C.T.
D5	REMAINDER OF BLOCKED J.V. AND SERVICE	VOL. 1700 PG. 208 0 P.A.D.C.T.
D6	SPYHOPE DALLAS LLC	INST NO. 2010020909 0 P.A.D.C.T.
D7	DALLAS MUSEUM ASSOCIATION	INST NO. 2010020909 0 P.A.D.C.T.
D8	REMAINDER OF DALLAS 0781 HERBY DART	VOL. 200107 PG. 181 0 P.A.D.C.T.

LINE TYPE LEGEND

LINE TYPE	DESCRIPTION
1	PROPERTY LINE
2	EXISTING LOT BOUNDARY
3	EXISTING LOT BOUNDARY
4	EXISTING LOT BOUNDARY
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100	EXISTING LOT BOUNDARY



CONTRACT TABLE

CONTRACT NO.	CONTRACT DESCRIPTION	DATE
C1	PEROT MUSEUM OF NATURE AND SCIENCE	10/12/2010
C2	PEROT MUSEUM OF NATURE AND SCIENCE	10/12/2010
C3	PEROT MUSEUM OF NATURE AND SCIENCE	10/12/2010
C4	PEROT MUSEUM OF NATURE AND SCIENCE	10/12/2010
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C99	PEROT MUSEUM OF NATURE AND SCIENCE	10/12/2010
C100	PEROT MUSEUM OF NATURE AND SCIENCE	10/12/2010

OWNER: PEROT MUSEUM OF NATURE AND SCIENCE
 2001 WHEEL STREET
 DALLAS, TX 75201
 PHONE: 214-756-2740
 EMAIL: info@perotmuseum.org

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
 OFFICE: 2000 WEST AVENUE, SUITE 1100, DALLAS, TEXAS 75201
 PHONE: 214-756-2740
 EMAIL: andy.koc@kimley-horn.com

PRELIMINARY PLAT
LOT 1C, BLOCK D/386
PEROT MUSEUM OF NATURE AND SCIENCE
 BEING A REPLAT OF LOT 1B, BLOCK D/386
 DALLAS MUSEUM OF NATURE AND SCIENCE ADDITION,
 LOT 1A, BLOCK D/386, VICTORY
 MARKETING CENTER ADDITION, LOTS 1-14,
 BLOCK C/388, LOTS 8-14, BLOCK D/386,
 LOTS 1-5, BLOCK F/389, LOTS 9-16, BLOCK
 G/385, CEDAR GROVE ADDITION,
 AND BEING 8.2497 ACRES OUT OF THE
 J. GRIGSBY SURVEY, ABSTRACT NO. 446
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY FILE NO. 5234-173

Kimley-Horn
 2000 West Avenue, Suite 1100
 Dallas, Texas 75201
 Phone: 214-756-2740
 Fax: 214-756-2740
 Email: andy.koc@kimley-horn.com

DATE: 10/05/2024
 DRAWN BY: JAC
 CHECKED BY: JAC
 APPR. BY: JAC

