

**CITY PLAN COMMISSION****THURSDAY, FEBRUARY 6, 2025****FILE NUMBER:** S245-069**SENIOR PLANNER:** Hema Sharma**LOCATION:** bounded by Cedar Springs Road, Routh Street, Howell Street and Fairmount Street**DATE FILED:** January 8, 2025**ZONING:** PD 1109**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%201109.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 3.9839-acres**APPLICANT/OWNER:** Royal 2500 Cedar Springs LLC

**REQUEST:** An application to replat a 3.9839-acre tract of land containing all of Lots 3 through 11 in City Block 952 and all of Lots 1, 2 and 12 through 15 in City Block 953 and abandoned 20-foot alley and to create one lot on property bounded by Cedar Springs Road, Routh Street, Howell Street and Fairmount Street.

**SUBDIVISION HISTORY:**

1. S234-129 was a request southeast of the present request to create one 0.344-acre lot from a tract of land in City Block 2/954 and a portion of an abandoned alley on property located on Routh Street, west of McKinney Avenue. The request was approved on June 20, 2024 but has not been recorded.
2. S234-020 was a request southeast of the present request to replat a 0.94-acre tract of land containing a part of City Block 2/954 and a portion of an abandoned alley to create one lot on property located on Routh Street at McKinney Avenue, southwest corner. The request was withdrawn on December 6, 2023.
3. S212-181 was a request northwest of the present request to replat a 0.842-acre tract of land containing part of Lot 14, Lot 16, and all of Lot 18A in City Block 11/946 to create one lot on property located on Fairmount Street at Carlisle Street, northeast corner. The request was approved on May 19, 2022 but has not been recorded.
4. S201-624 was a request southwest of the present request to replat a 0.705-acre tract of land containing all of Lot 4 in City Block A/943 to create one lot on property located on Maple Avenue, south of Randall Street. The request was approved on April 22, 2021 but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 1109; 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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Routh Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Howell Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Fairmount Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Cedar Springs Road & Fairmont Street. Section 51A 8.602(d)(1)
19. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Cedar Springs Road & Routh Street. 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 Fairmount Street & Howell Street. Section 51A 8.602(d)(1)
21. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Howell Street & Routh Street. Section 51A 8.602(d)(1)
22. 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:**

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.
25. 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.
26. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
27. On the final plat, need new/different plat name (plat name cannot start with number).

**Dallas Water Utilities Conditions:**

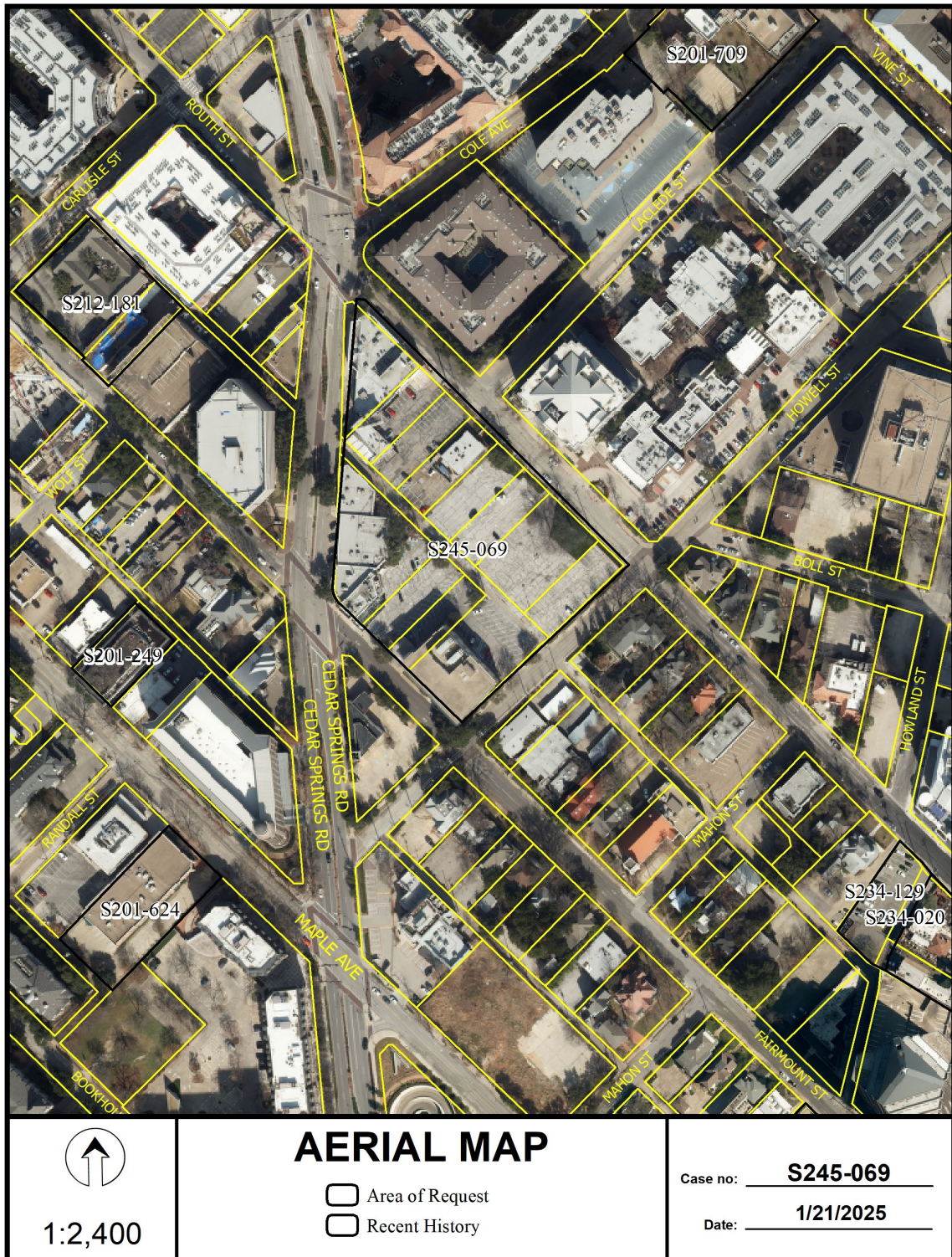
28. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
29. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
30. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
31. 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.
32. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).

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

33. Prior to the final plat, please show the abandonment on the plat as follows: Abandonment authorized by Ordinance No. \_\_\_\_\_, recorded as Vol. \_\_\_\_\_, Pg. \_\_\_\_\_ and Vol. \_\_\_\_\_, Pg. \_\_\_\_\_ (Cert. ORD No. \_\_\_\_\_, QCD No. \_\_\_\_\_). Utility Easements retained.
34. On the final plat, change “Cedar Springs Road” to “Cedar Springs Road (AKA Cedar Springs Avenue”. Section 51A-8.403(a)(1)(A)(xii).
35. Prior to final plat, provide documentation for “FKA Mahone Street”.
36. On the final plat, identify the property as Lot 1 in City Block A/952.



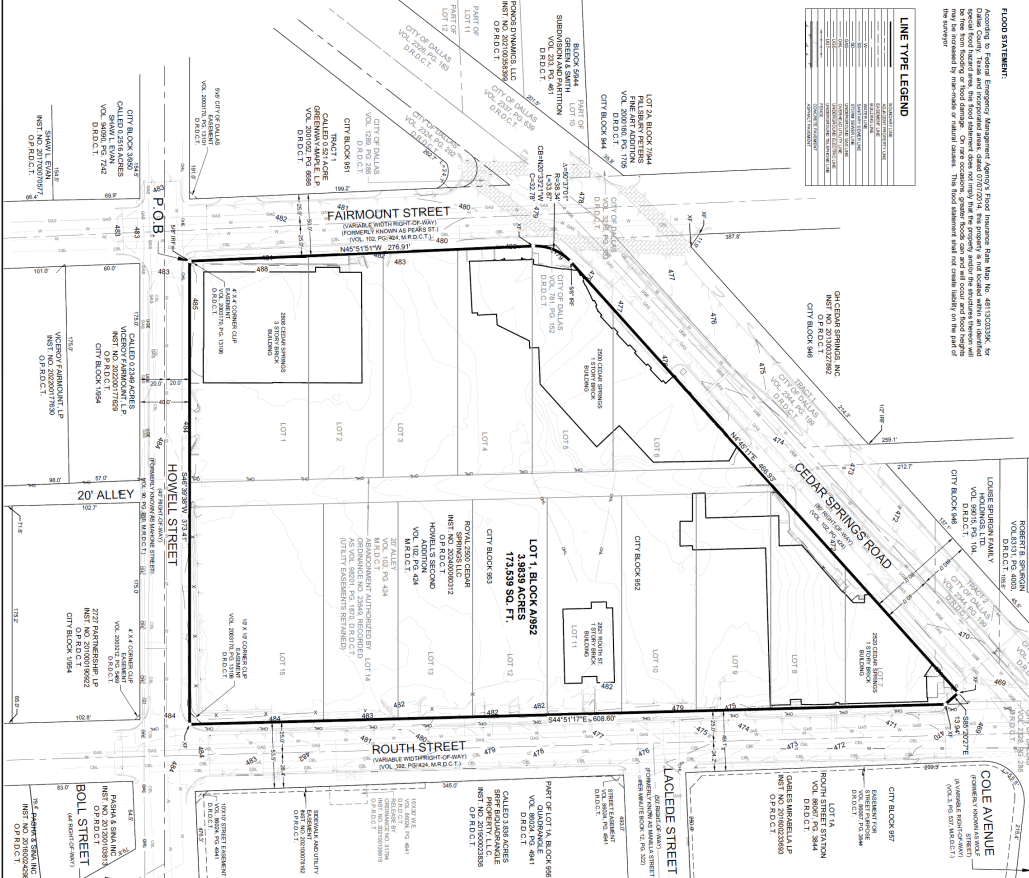






### LINE TYPE LEGEND

	SOLID LINE
	DASHED LINE
	DOTTED LINE
	LONG DASHED LINE
	DASH-DOT LINE
	THICK SOLID LINE
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	DASHED LINE WITH DOTS
	DOTTED LINE WITH DOTS
	LONG DASHED LINE WITH DOTS
	DASH-DOT LINE WITH DOTS
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	THICK DASH-DOT LINE WITH WAVY DASHES
	THIN DASH-DOT LINE WITH WAVY DASHES
	THICK SOLID LINE WITH CROSS-HATCHES
	THIN SOLID LINE WITH CROSS-HATCHES
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	THIN DASH-DOT LINE WITH CROSS-HATCHES
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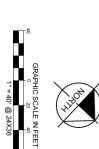
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2004.  
 Notary Public in and for the State of Texas \_\_\_\_\_  
**SUBJECT MATTER STATEMENT:**  
 I, J. Mark Dicks, a Registered Professional Land Surveyor, Licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that the data and information contained herein were obtained from the original survey records, and that the survey was conducted in accordance with the rules and regulations of the Texas Board of Professional Engineers and Land Surveyors, the rules of the State of Texas, and the rules of the State of Texas Board of Professional Engineers and Land Surveyors.  
 Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2004.  
 \_\_\_\_\_  
 J. Mark Dicks, Registered Professional Land Surveyor  
 PRELIMINARY

**J. ANJO DOBBS** is a Washington, D.C., attorney and a partner in the law firm of Kelley, Hadden and Gossel, P.C., 1000 Pennsylvania Avenue, N.W., Suite 1700, Washington, D.C. 20004. He can be reached at (202) 462-1344 or [anjo@kellyhadden.com](mailto:anjo@kellyhadden.com).

**STATE OF TEXAS**  
**VS.**  
**JOHN DOBBS**  
**STATE OF TEXAS**

THE undersigned, a Notary Public in and for the said County and State, on this day personally appeared **J. Anjo Dobbs** known to me to be the person whose name is subscribed to the foregoing certificate and acknowledged to me that he executed the same or the portions hereunto annexed and that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2014.  
 Notary Public in and for the State of Texas



P.O.B. = POINT OF BEGINNING  
 IR# = IRON ROD FOUND  
 XC = "X" CUT IN CONCRETE FOUND  
 IRFC = IRON ROD WITH CAP FOUND  
 IR# = IRON ROD FOUND  
 O.P.R.C.T. = OFFICIAL, PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 D.R.O.C. = DEED RECORDS, DALLAS COUNTY, TEXAS  
 M.R.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

PLACE COUNTY  
RECORDING LABEL HERE

PRELIMINARY PLAT  
LOT 1, BLOCK A/952  
**2500 CEDAR SPRINGS ADDITION**  
ALL OF CITY BLOCK 952 AND 953  
AND BEING 3.9839 ACRES OUT OF THE

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245-069  
WASTEWATER NO. \_\_\_\_\_  
PAVING AND DRAINAGE NO. \_\_\_\_\_

Kimley»»Horn		FIRM # 10115500		Tel. No. (469) 718-8000	
100 Dallas Avenue		Dallas, Texas 75226			
Drawn by		Checked by		Date	
Project No.				Sheet #	