

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 5, 2025****RECORD NO.:** PLAT-26-000012**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** San Jacinto Street, southwest of Carroll Avenue**DATE FILED:** January 9, 2026**ZONING:** PD 298 (Subarea 4)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=298>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.261-acres**APPLICANT/OWNER:** Cedar Rock Development, LLC

REQUEST: An application to replat a 0.261-acre tract of land in City Block 16/647 to create one lot on property located on San Jacinto Street, southwest of Carroll Avenue.

SUBDIVISION HISTORY:

1. Plat-25-000075 was a request south of the present request to replat a 0.487-acre tract of land containing a part of Lot 4 and all Lot 4A in City Block 14/717 to create one lot on property located on Peak Street, north of Bryan Street. The request was approved on September 4, 2025, but has not been recorded.
2. S245-118 was a request east of the present request to replat a 0.112-acre tract of land containing all of Lot 14 in City Block 712 to create two 0.056-acre (2,431-square foot) lots on property located on Holy Avenue, north of Bryan Street. The request was approved on April 10, 2025, and was recorded on September 9, 2025.
3. S245-055 was a request southwest of the present request to replat a 1.051-acre tract of land containing all of Lot 9A in City Block 16/647 to create one 0.230-acre lot and one 0.821-acre lot on property located on Peak Street at San Jacinto Street, southeast corner. The request was approved on January 23, 2025. The first phase S245-055A was submitted and was recorded on October 14, 2025.
4. S234-048 was a request east of the present request to replat a 0.4515-acre tract of land containing all of Lots 5 through 8 in City Block 712, part of Lots 7 through 10 in City Block 5/712 to create 8 lots ranging in size from 2,292 square feet to 2,827 square feet on property located on Holly Avenue, northwest of Bryan Street. The request was approved on February 15, 2018, and was recorded on November 22, 2024.
5. S223-153 was a request south 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, and was recorded on October 15, 2025. Amending plat minor S223-153APM was submitted and was recorded on December 5, 2025.
6. S223-014 was a request northeast of the present request to create one 0.224-acre (8,716-square foot) lot from a tract of land in City Block 2/648 on property

located on Annex Avenue at San Jacinto Street, southeast corner. The request was approved on November 17, 2022, but has not been recorded.

7. S212-205 was a request northeast of the present request to replat a 2.338-acre tract of land containing part of Lot 5 and all of Lots 6 through 10 in City Block 5/712, Lot 4 in City Block 2/648, and a tract of land in City Block 2/648 to create one lot on property located on Annex Avenue at San Jacinto Street, south corner. The request was approved on June 2, 2022, and was withdrawn on October 19, 2022.
8. S212-077R was a request northwest 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.
9. S212-007 was a request southwest 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.
10. S201-721 was a request southeast of the present request to create one 0.207-acre lot from a tract of land in City Block 712 on property located on Carroll Avenue, northwest of Bryan Street. The request was approved on September 2, 2021, but has not been recorded.
11. S201-669 was a request west of the present request to 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, and was recorded on June 10, 2025.
12. S201-635 was a request southwest of the present request to replat a 1.034-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 1/716 to create one lot on property located on Bryan Street, between Carroll Avenue and Burlew Street. The request was approved on May 6, 2021, and was recorded on January 6, 2025.

STAFF RECOMMENDATION: The request complies with the requirements of PD 298 (Subarea 4); therefore, staff recommend 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 submitting 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. 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. Dedicate 7.5 feet of right-of-way (via Fee Simple) from the established center line of the Alley. Section 51A 8.602(c)

Transportation Conditions

16. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

Survey (SPRG) Conditions:

17. Submit a completed Final Plat Checklist and All Supporting Documentation.
18. Show all additions or tracts of land within 150 feet of property with recording information.
19. Need new/different plat name.
20. Show Instrument Number 20080280937, Official Public Records, Dallas County, Texas.

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 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 Coordinator/ Real Estate/ GIS, Lot & Block Conditions:

23. On the final plat, change “North Carroll Avenue” to “Carroll Avenue (AKA Carroll Street)”.
24. Remove the fence and two gate post encroachments in San Jacinto Street right-of-way and fence encroachment in alley.
25. On the final plat, identify the property as Lot 23A in City Block 16/647.



