

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-119**SENIOR PLANNER:** Hema Sharma**LOCATION:** East Grand Avenue/State Highway No. 78, at the terminus of Gaston Avenue**DATE FILED:** March 12, 2025**ZONING:** CR**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.432-acres**APPLICANT/OWNER:** Jeff Fairey, 3G-Spot, LLC**REQUEST:** An application to create one 0.432-acre lot from a tract of land in City Block 2700 on property located on East Grand Avenue/State Highway No. 78, at the terminus of Gaston Avenue.**SUBDIVISION HISTORY:**

1. S234-182 was a request southwest of the present request to replat a 0.389-acre tract of land containing all of Lots 11 and 12 in City Block D/2737 to create one lot on property located on East Grand Avenue/ State Highway No. 78 at Casa Loma Avenue, west corner. The request was approved on September 19, 2024 and has not been recorded.
2. S234-120 was a request south of the present request to replat a 0.74-acre tract of land containing part of Lot 11B in City Block E/2738 to create one 0.36-acre lot and one 0.38-acre lot on property located on Gaston Avenue, northwest of East Grand Avenue/State Highway No. 78. The request was approved on June 6, 2024 and has not been recorded.
3. S201-710 was a request south of the present request to create a 3.8776-acre lot from a tract of land in City Block 2700 on property located on East Grand Avenue, northeast of Coronado Avenue. The request was approved on August 19, 2021 and has not been recorded

STAFF RECOMMENDATION: The request complies with the requirements of the CR Community Retail District; 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 50 feet of right-of-way (via fee simple) from the established center line of Garland Avenue. *Section 51A 8.602(c)*
16. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
17. 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

Transportation Conditions:

18. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of East Grand Avenue/State Highway No. 78. *Section 51A 8.602(c)*
19. Proposed S245-119 conflicts with Planned Development District (PD) 1064. PD 1064 is immediately adjacent to the subject site and requires enforcement of development plan showing an exit only path through a portion of the proposed land acquisition. Staff recommends denial unless the plat requires a cross access easement (or any applicable legal instrument) to allow access to the subject plat from 7530 East Grand Avenue.

Survey (SPRG) Conditions:

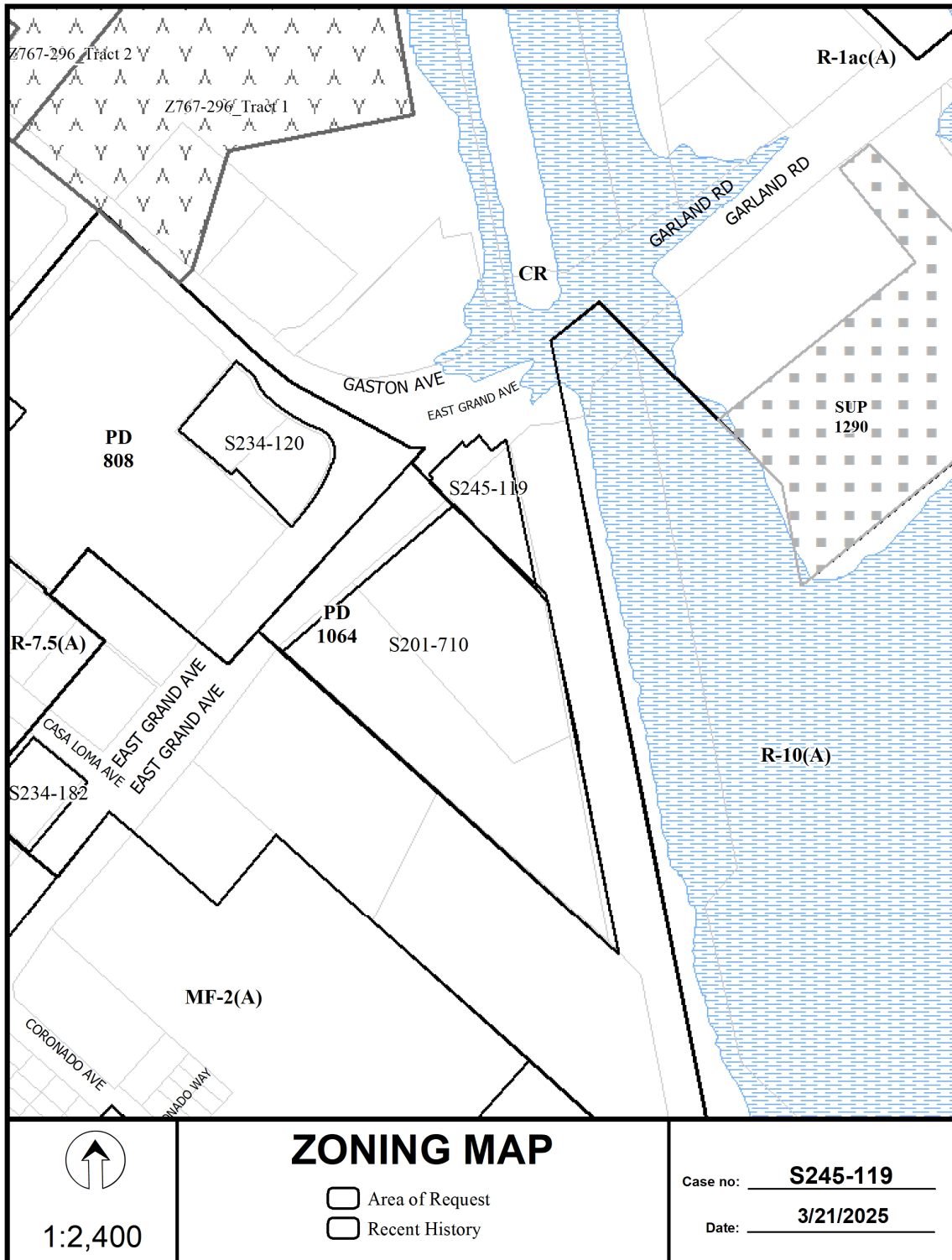
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show recording information on all existing easements within 150 feet of the property.

Dallas Water Utilities Conditions:

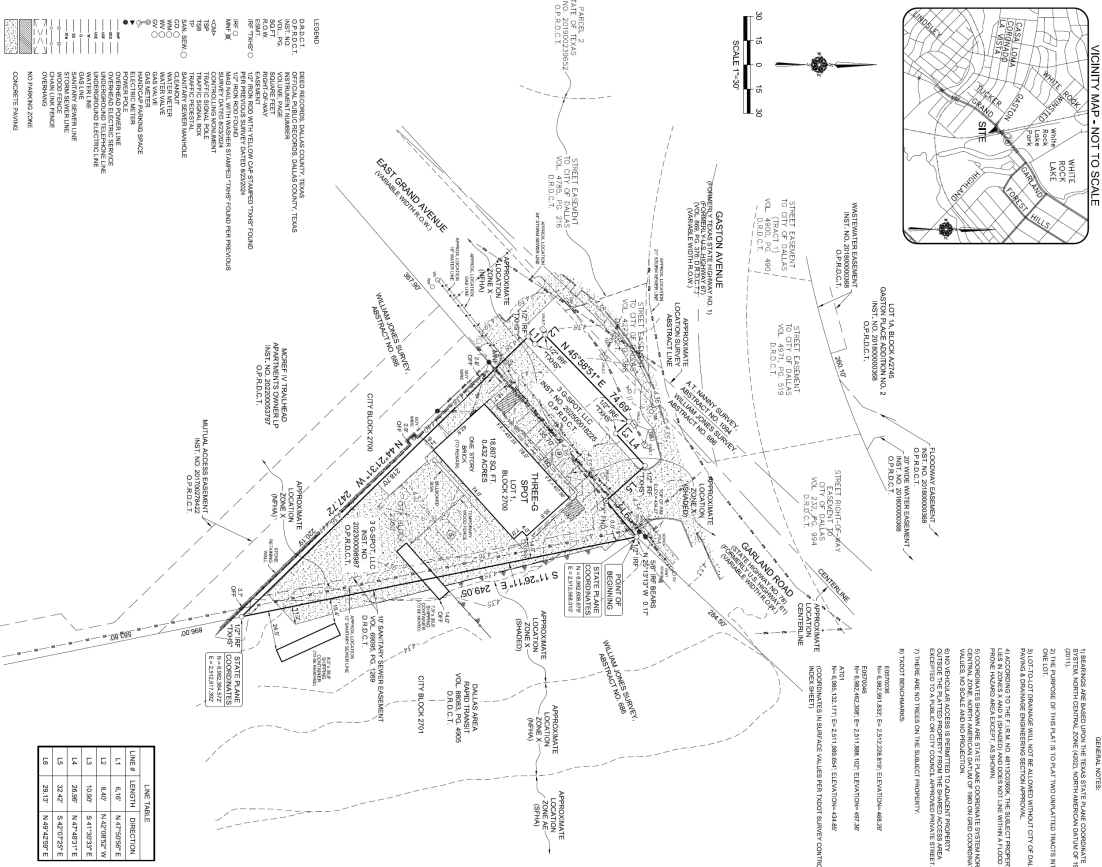
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. 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.

Street Light/ Street Name/ GIS, Lot & Block Conditions:

24. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
25. On the final plat, change "East Grand Avenue" to "East Grand Avenue/State Highway No. 78". *Section 51A-8.403(a)(1)(A)(xii)*
26. On the final plat, change "Garland Road (State Highway No. 78)" to "Garland Road/State Highway No. 78". *Section 51A-8.403(a)(1)(A)(xii)*
27. Prior to final plat, provide documentation for "FKA State Highway No. 1" and "FKA U.S. Highway No. 67"
28. On the final plat, identify the property as Lot 1 in City Block B/2700.







LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	6.16'	N 47°56'E
L2	8.40'	N 42°08'W
L3	10.90'	S 41°30'S
L4	26.90'	N 47°03'E
L5	32.42'	S 42°07'S
L6	20.13'	N 40°42'E

SURVEYOR
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3-G-SPOT, LLC
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 A TRACT OF LAND SITUATED IN THE
WILLIAM JONES SURVEY, ABSTRACT NO. 688
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-119
PART OF BLOCK 2702 &
LOT 1, BLOCK 2700
THREE-G SPOT
UNDEVELOPED EASE

CERTIFICATE OF APPROVAL

PLACE COUNTY
RECORDING LABEL
HERE

I, L. Tom Shild, Chairman, Chairman of the City Planning Commission of the City of Dallas, have approved with the City Planning Commission of the City of Dallas the _____ day of _____ A. D. 20 _____ by said Commission and the same was _____ approved on the _____ day of _____ A. D. 20 _____.

Chairman or Vice Chairman
City Planning Commission
Dallas, Texas

Secretary _____

STATE OF TEXAS
COUNTY OF DALLAS

I, Jeffery, Owner
of Jeffery, Owner
of the above described property, do hereby certify that the above information is true and correct to the best of my knowledge and belief.

Jeffery, Owner

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