

**CITY PLAN COMMISSION****THURSDAY, MAY 2, 2024****FILE NUMBER:** S234-097**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Bexar Street, at the terminus of Pilgrim Drive**DATE FILED:** April 5, 2024**ZONING:** PD 595 MF-1(A)**PD LINK:** [Microsoft Word - ARTICLE 595 \(dallascityhall.com\)](#)**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 44.872-acres**APPLICANT/OWNER:** The Housing Authority of the City of Dallas

**REQUEST:** An application to create one 10.305-acre lot and one 34.567-acre lot from a 44.872-acre tract of land in City Block 7066 on property located on Bexar Street, at the terminus of Pilgrim Drive.

**SUBDIVISION HISTORY:**

1. S234-053 was a request southeast of the present request to create two 0.151-acre (6,595 square foot) lots from a 0.302-acre tract of land in City Block A/7068 on property located on Valentine Street, east of Woodville Street. The request was approved on March 7, 2024, but has not been recorded.
2. S234-052 was a request south of the present request to replat a 0.367-acre tract of land containing all of Lot 9A and part of Lot 8 in City Block C/7071 to create one 0.184-acre (8,000 square foot) lot and one 0.183-acre (7,999 square foot) lot on property located on Valentine Street, east of Bexar Street. The request was approved on March 7, 2024, but has not been recorded.
3. S234-051 is a request south of the present request to create two 0.146-acre lots from a 0.292-acre tract of land in City Block A/7070 on property located on Rochester Street, east of Woodville Street. The request was approved on March 7, 2024, but has not been recorded.
4. S223-208 was a request south of present request to create four lots ranging in size from 0.140-acre (6,117 square feet) to 0.165 acre (7,200 square feet) from a 0.662-acre tract of land in City Block 7070 on property located on Myrtle Street at Rochester Street, southwest corner. The request was approved on August 3, 2023, but has not been recorded.
5. S201-779 was a request south of the present request to replat a 0.275-acre tract of land containing all of Lots 1 and 2 in City Block 1/7072 to create one lot on property located on Silkwood Street at Bexar Street, northeast corner. The request was approved on October 21, 2021, but has not been recorded.

6. S201-598 was a request south of the present request to create one 25,066-square foot lot from a tract of land in City Block 7070 on property located on Rochester Street at Woodville Street, southeast corner. The request was withdrawn on March 2, 2021.
7. S189-262 was a request south of the present request to create one 0.275-acre lot from a tract of land in City Block 7068 on property located on Valentine Street, south of Dorris Street. The request was approved on August 15, 2019, and recorded on January 12, 2024.
8. S189-260 was a request south of the present request to create one 0.275-acre (11,999 square feet) lot from a tract of land in City Block 7068 on property located on Valentine Street, south of Dorris Street. The request was approved on August 15, 2019, but has not been recorded.
9. S189-243 was a request west of the present request to create one 5.553-acre lot from a tract of land in City Block 2559 on property located on Bexar Street at Bethurum Avenue, southeast corner. The request was approved on July 11, 2019, and was recorded on November 5, 2021.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 595 MF-1(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 2.

**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:**

15. On the final plat, dedicate 25 feet of right-of-way (via fee simple) from the established center line of Bexar Street. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Bethrum Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c)*.
17. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple or street easement) from the established centerline of Alley on south property. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c)*.
18. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Bexar Street & the alley. *Section 51A-8.602(e)*
19. Provide a turn-around per the City of Dallas Standards at the end of Woodville Street, Jarvis Street and Pilgrim Street. *Section 51A-8.506(b)*

20. 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.

**Survey (SPRG) Conditions:**

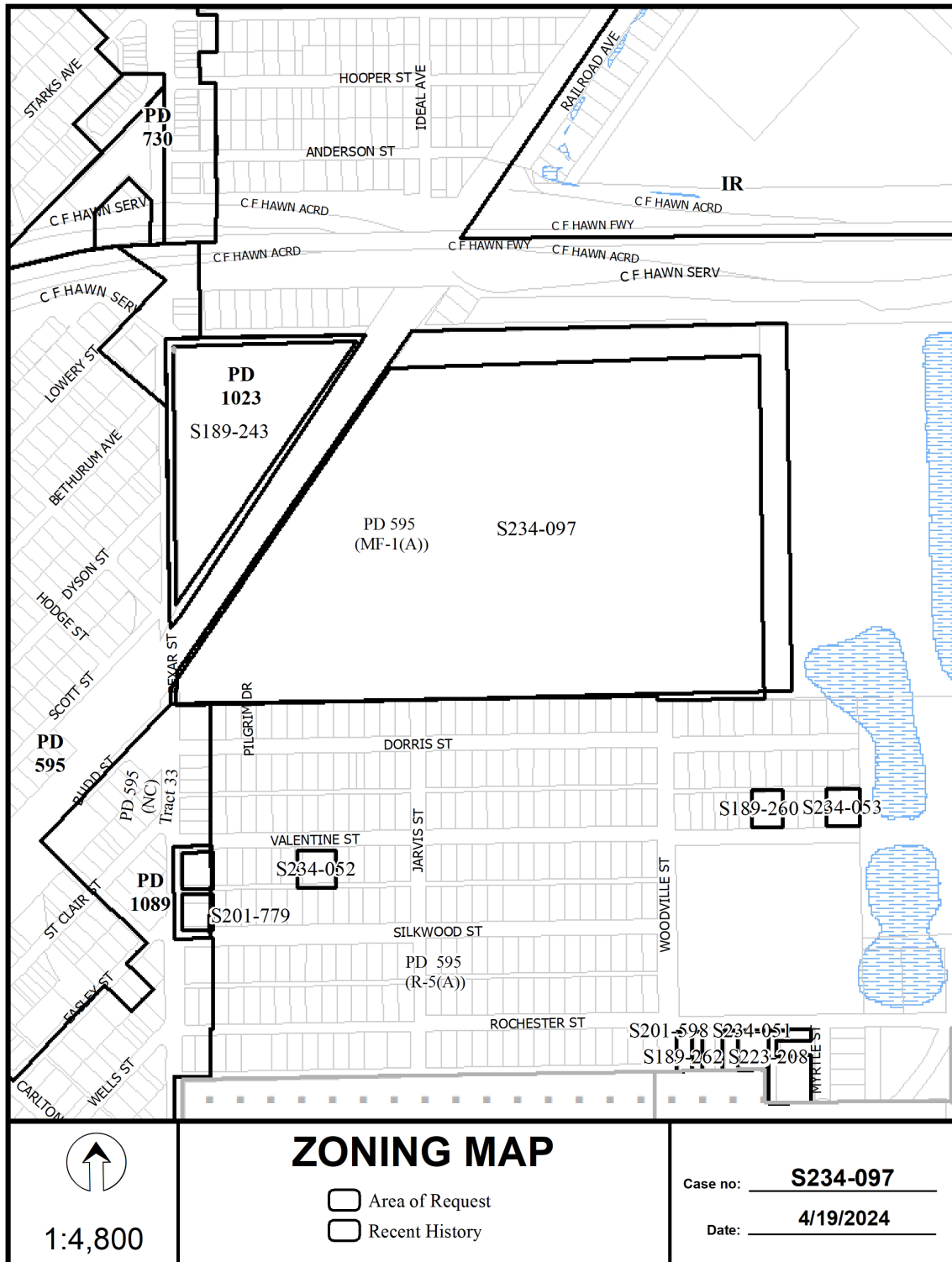
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
23. On the final plat, show distances/width across all adjoining right-of-way.
24. On the final plat,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

**Dallas Water Utilities Conditions:**

25. 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.
26. Water and wastewater 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.
27. 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).

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

28. On the final plat, add “Railroad Avenue” to unnamed ROW.
29. On the final plat, change “US Highway No. 175 (C.F. Hawn Freeway)” to “C. F. Hawn Freeway/ U.S. Highway No. 175 (FKA Lowery Avenue)”.
30. On the final plat, change “Bethrum Avenue” to “Bethurum Avenue”.
31. On the final plat, identify the property as Lots 1 and 2 in City Block A/7066.









A37FA NOTE:

The area (acres) shown herein is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include any tolerances that may be present due to positional accuracy of the boundary monuments in place.

FLOOD ZONE NORTH

This article has reviewed Flood Insurance Rate Maps (FIRMs) for ZIP codes 48101 and 48103 (effective date August 25, 2001) and LGSR 37-09-42503 (effective date October 28, 2010) published by the Federal Emergency Management Administration for Dallas County, Texas and based upon data, reeded map and graphic plotting, which review revealed that the subject parcel lies within ZONE X (Un-Shaded and labeled Areas Subjected Flood Risk Due to Levee) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

GENERAL NOTES:

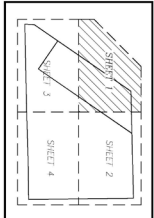
1. The averaging above horizon area is geocentric and is based upon the Texas State Plane Coordinate System, NAD 83, North Central Zone (4322).
2. The purpose of this note is to subdivide a 44,657-acre tract of land (Un-platted) into two (2) lots for future development.
3. The maximum number of lots permitted by this plat is two (2).
4. Lot to Lot Drainage Will Not Be Allowed Without proper City of Dallas Engineering Department approval.
5. The coordinates shown herein are of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, on Grid Coordinate Values. No State and No Projection.

### LEGEND

- ☐ 1. BRIS VALLI  
☐ 2. KISS BETTER  
☐ 3. MISS MANDY  
☐ 4. PINK PINK  
☐ 5. FISH BOY  
☐ 6. FISH BOY CUTE BOY  
☐ 7. GUTTY KISS (Lambert)  
☐ 8. STEAK CLEAN HOT  
☐ 9. CONCHIN BLOOM  
☐ 10. PRETTY CORNER
- 
- BONDAGE LANE  
 ADVANCE BONDAGE LANE  
 DENTING ELEMENTS LANE  
 PROGRESS ELEMENTS LANE  
 CRYSTALLINE OF BOAD  
 SWEET AESTHETIC LANE  
 STRENGTH POWER LANE  
 ROCK LANE (Lambert)  
 STEAK STEAK LANE
- 8

VICINITY MAP  
Not To Scale

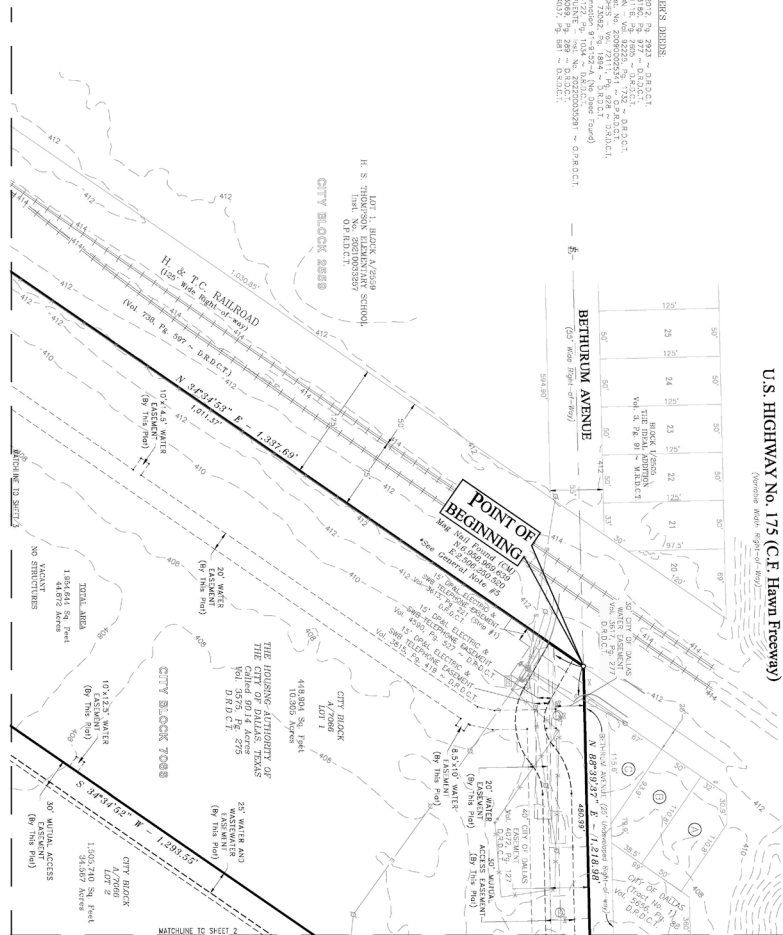
## KEY DATA



## ADJOINING OWNER'S DEEDS:

- K. CITY OF DALLAS - Vol. 74/691, Pg. 680 ~ D.B.C.I.  
K. CITY OF DALLAS - Vol. 74/691, Pg. 681 ~ D.B.C.I.  
L. ECKEL MUELLER & ANNEE FLETCHER ~ O.P.R.O.C.T.  
L. CITY OF DALLAS - Vol. 71/272, Pg. 1034 ~ D.B.C.I.  
M. CITY OF DALLAS - Vol. 71/272, Pg. 1034 ~ D.B.C.I.  
N. CITY OF DALLAS - Vol. 71/272, Pg. 1034 ~ D.B.C.I.  
O. CITY OF DALLAS - Vol. 71/272, Pg. 1034 ~ D.B.C.I.  
P. CITY OF DALLAS - Vol. 71/272, Pg. 1034 ~ D.B.C.I.  
Q. CITY OF DALLAS - Vol. 71/272, Pg. 1034 ~ D.B.C.I.  
R. CITY OF DALLAS - Vol. 71/272, Pg. 1034 ~ D.B.C.I.  
S. CITY OF DALLAS - Vol. 71/272, Pg. 1034 ~ D.B.C.I.  
T. CITY OF DALLAS - Vol. 71/272, Pg. 1034 ~ D.B.C.I.  
U. CITY OF DALLAS - Vol. 71/272, Pg. 1034 ~ D.B.C.I.  
V. CITY OF DALLAS - Vol. 71/272, Pg. 1034 ~ D.B.C.I.  
W. CITY OF DALLAS - Vol. 71/272, Pg. 1034 ~ D.B.C.I.  
X. CITY OF DALLAS - Vol. 71/272, Pg. 1034 ~ D.B.C.I.  
Y. CITY OF DALLAS - Vol. 71/272, Pg. 1034 ~ D.B.C.I.  
Z. CITY OF DALLAS - Vol. 71/272, Pg. 1034 ~ D.B.C.I.

U.S. HIGHWAY No. 175 (C.F. Hawn Freeway)  
*(Verbalize: "Wash Right-of-Way")*



## PRELIMINARY PLAT

DALLAS HOUSING  
AUTHORITY ADDITION  
LOTS 1 AND 2, BLOCK A/7066  
1,954,644 Square Feet/44.872 Acres  
situated in the  
Solomon Silkwood Survey, Abstract No. 1345  
City of Dallas, Dallas County, Texas  
City Plan File Number: S 234-097



**RINGLEY & ASSOCIATES, INC.**  
SURVEYING MAPPING PLANNING  
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Drawn by \_\_\_\_\_ Date \_\_\_\_\_  
Checked by \_\_\_\_\_  
Title \_\_\_\_\_  
Scale \_\_\_\_\_ Job \_\_\_\_\_  
Sheet \_\_\_\_\_ of \_\_\_\_\_









