



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, May 21, 2015
AGENDA

BREFINGS:	5ES	10:30 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

*The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.

David Cossum, Director
Neva Dean, Interim Assistant Director of Current Planning

BRIEFINGS:

APA Conference
Plan Commissioners

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Sharon Hurd

Consent Items:

- (1) **S145-162**
(CC District 6)
- An application to create one lot from a 4.4536-acre tract of land in City Block 6821 on property located at 449 West Commerce Street.
Applicant/Owner: Alliance Realty Partners, LLC/Commerce Properties West, LLC
Surveyor: Blue Sky Surveying & Mapping Corporation
Application Filed: April 23, 2015
Zoning: PD 714, Subdistrict 1A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S145-163**
(CC District 2)
- An application to create a 12-lot Shared Access Development with lot sizes ranging from 1,344 square feet to 2,548 square feet in size from a 0.471-acre tract of land containing all of Lots 6 and 7 in City Block 3/674 on property located at 1717 and 1721 Bennett Avenue.
- Applicant/Owner: Jerry L. Phillips
Surveyor: Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
Application Filed: April 23, 2015
Zoning: MF-2 (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S145-165**
(CC District 2)
- Request: An application to replat a 1.914-acre tract of land containing all of Lots 1-3 and part of Lot 4, all in City Block 2341 and all of Lots 4-10 in City Block 2341½ on property located at the southeast corner of Cedar Plaza Lane and Cedar Springs Road.
- Applicant/Owner: Deaf Action Center
Surveyor: Ringley & Associates, Inc.
Application Filed: April 23, 2015
Zoning: PD 193, Subdistrict 107
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S145-166**
(CC District 7)
- An application to replat a 3.6883-acre tract of land containing all of Lots 3A and 4, along with a railroad spur tract, in City Block C/6213 into one lot on property located on the north side of Forney Road, west of Olson Drive.
- Applicant/Owner: Mulix Investments, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: April 23, 2015
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S145-167**
(CC District 10)
- An application to replat a 1.4613-acre tract of land containing all of 2 in City Block B/8413 and a 0.7216-acre unplatted tract of land into one lot on property located on the north side of Interstate Highway 635 (Lyndon B. Johnson Freeway) Service Road, west of Abrams Road.
- Applicant/Owner: CN Lake Highlands, LLC
Surveyor: Blue Sky Surveying & Mapping, Corp.
Application Filed: April 24, 2015
Zoning: MU-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S145-168**
(CC District 3) An application to replat an 87.390-acre tract of land containing all of Lot 25 and part of Lot 24 in City Block 8033 and a 36.72-acre unplatted tract of land in City Blocks 8711 and 8033 into one lot on property located at West Ledbetter Drive and Whispering Cedar Drive, southwest corner.
Applicant/Owner: Girl Scouts of Northeast Texas
Surveyor: A&W Surveyors, Inc.
Application Filed: April 24, 2015
Zoning: A (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S145-169**
(CC District 2) An application to replat a 0.620-acre tract of land containing all of Lots 16-18 in City Block D/1990 into one lot on property located at 2216, 2222, and 2302 Fitzhugh Avenue.
Applicant/Owner: Larkspur Ivy III, LLC.
Surveyor: Gonzalez & Schneeberg
Application Filed: April 24, 2015
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S145-172**
(CC District 2) An application to replat a 7.104-acre tract of land containing all of Lots 1-8 in City Block B; all of Lot 5 and part of Lot 6 in City Block A, and a portion of an abandoned 50-foot right-of-way (Straightway Drive) into two lots on property located at Community Drive and Overlake Drive, south corner.
Applicant/Owner: Northwest Overlake, LLC.
Surveyor: Baird, Hampton & Brown, Inc.
Application Filed: April 24, 2015
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (9) **S145-161**
(CC District 7) An application to replat a 2.892-acre tract of land containing part of Lot 5 in City Block 5/7642 into 22 lots ranging between 3,659 and 6,472 square feet on property located on the north side of Fellows Lane at the terminus of Kiska Street.
Applicant/Owner: Dallas Neighborhood Alliance for Habitat, Inc.
Surveyor: Land Resolutions, Inc.
Application Filed: April 22, 2015
Zoning: PD 839
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

M145-024

Richard Brown
(CC District 14)

An application for a minor amendment to the site/landscape plan for Specific Use Permit No. 1374 for an Open-enrollment charter school on property zoned Conservation District No. 6, Tracts 1 and 2, at the east corner of Tenison Memorial Road and Lindsley Avenue.

Staff Recommendation: **Approval**

Applicant: Lumin Education, Inc.

Representative: Michael R. Coker

M145-029

Richard Brown
(CC District 7)

An application for a minor amendment to the site plan for Specific Use Permit No. 2097 for a Fire station on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property bounded by Pennsylvania Avenue, Edgewood Street, Peabody Avenue and Kimble Street.

Staff Recommendation: **Hold under advisement until June 4, 2015.**

Applicant/Representative: Elizabeth Brant

D145-011

Olga Torres Holyoak
(CC District 6)

An application for a development plan on property in Subarea A-2 within Planned Development District No. 741, located on the north side of Hackberry Road, east of Belt Line Road.

Staff Recommendation: **Approval**

Applicant: Trammell Crow CO #43 Ltd.

Representative: Robert Baldwin

Thoroughfare Plan Amendments:

Pearl/Cesar Chavez Connection from Cesar Chavez Boulevard to Canton/Taylor Street

Tanya Brooks
(CC District 2)

Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete the Pearl/Cesar Chavez Connection from Cesar Chavez Boulevard to Canton/Taylor Street.
Staff Recommendation: **Approval** of the amendment to delete Pearl/Cesar Chavez Connection from Cesar Chavez to Canton/Taylor Street from the Central Business District Streets and Vehicular Circulation Plan.

CPC Transportation Committee Recommendation: **Approval**

Thoroughfare Plan Amendments – Under Advisement:

Midtown (Peterson Road) Amendments

Tanya Brooks
(CC District 11)

Amendments to the City of Dallas Thoroughfare Plan to: (1) Change the dimensional classification of Peterson Lane from Preston Road to Unnamed FN6 from a special two lane undivided collector (SPCL 2U) roadway with parking within 69 feet of right-of-way and 44 feet of pavement to a special four lane divided collector (SPCL 4D) roadway within 70 feet of right-of-way and 45 feet of pavement; (2) Change the dimensional classification of Peterson Lane from Unnamed FN6 to a local street Road 1 (as shown in Zoning documents) from a special two lane undivided collector (SPCL 2U) roadway with parking within 69 feet of right-of-way and 44 feet of pavement to a special two lane undivided (SPCL 2U) roadway with parking within 65 feet of right-of-way and 40 feet of pavement; and (3) Change the dimensional classification of Peterson Lane from Road 1 (as shown in attached Zoning Streets Plan document) to Unnamed FN5 from a special two lane undivided collector (SPCL 2U) roadway with parking within 69 feet of right-of-way and 44 feet of pavement to a special one lane couplet (SPCL 1 CPLT) Peterson East and Peterson West with one travel lane and one parking lane in each direction within 38.5 feet of right-of-way and 26 feet of pavement.

Staff Recommendation: **Approval** of the amendment to the Thoroughfare Plan to: (1) Change the dimensional classification of Peterson Lane from Preston Road to Unnamed FN6 from a special two lane undivided collector (SPCL 2U) roadway with parking within 69 feet of right-of-way and 44 feet of pavement to a special four lane divided collector (SPCL 4D) roadway within 70 feet of right-of-way and 45 feet of pavement; (2) Change the dimensional classification of Peterson Lane from Unnamed FN6 to a local street Road 1 (as shown in Zoning documents) from a special two lane undivided collector (SPCL 2U) roadway with parking within 69 feet of right-of-way and 44 feet of pavement to a special two lane undivided (SPCL 2U) roadway with parking within 65 feet of right-of-way and 40 feet of pavement; and (3) Change the dimensional classification of Peterson Lane from Road 1 (as shown in attached Zoning Streets Plan document) to Unnamed FN5 from a special two lane undivided collector (SPCL 2U) roadway with parking within 69 feet of right-of-way and 44 feet of pavement to a special one lane couplet (SPCL 1 CPLT) Peterson East and Peterson West with one travel lane and one parking lane in each direction within 38.5 feet of right-of-way and 26 feet of pavement.

CPC Transportation Committee Recommendation: **Approval** of (1) staff recommendation of approval to change the dimensional classification of Peterson Lane from Preston Road to Unnamed FN6 from a special two lane undivided collector (SPCL 2U) roadway with parking within 69 feet of right-of-way and 44 feet of pavement to a

special four lane divided collector (SPCL 4D) roadway within 70 feet of right-of-way and 45 feet of pavement; (2) Change the dimensional classification on Peterson Lane from Unnamed FN6 to local street Road 1 (as shown in Zoning documents) from a special two-lane undivided collector (SPCL 2U) roadway to a special four lane divided collector (SPCL 4D) roadway within 70 feet of right-of-way and 45 feet of pavement to match the east segment of Peterson Road (see number 1); and (3) Change the alignment to remove the off-set of Peterson East and Peterson West where it intersects with Unnamed FN 5.

U/A From: April 16, 2015

Zoning Cases - Consent:

1. **Z145-228(DJ)**
Danielle Jimenez
(CC District 7)
An application for the amendment to a development/landscape plan located within Planned Development District No. 730 on property fronting the southeast line of Macon Street and the northwest line of Starks Avenue, between Bexar Street and Slater Street
Staff Recommendation: **Approval**, subject to a development/landscape plan.
Applicant/Representative: Rick Guerrero
2. **Z134-300(AF)**
Aldo Fritz
(CC District 5)
An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District on the southeast line of East Ledbetter Drive, east of Corrigan Avenue.
Staff Recommendation: **Approval**
Applicant/Representative: Alma Langrum
3. **Z145-218(AF)**
Aldo Fritz
(CC District 14)
An application to amend Specific Use Permit No. 1976 for a child-care facility to add a private school on property zoned Planned Development District No. 493 on the west side of Skillman Street, north of Woodcrest Lane.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
Applicant: Martinez Wallace, LLC.
Representative: Rob Baldwin
4. **Z145-222(AF)**
Aldo Fritz
(CC District 6)
An application for a CS Commercial Service District on property zoned an IR Industrial Research District on the north line of Joe Field Road, west of North Stemmons Freeway.
Staff Recommendation: **Approval**
Applicant: David & Jacquelyn Anderson
Representative: Michael R. Coker, Michael R. Coker Company

5. **Z145-224(AF)**
Aldo Fritz
(CC District 5)
An application for the renewal of Specific Use Permit No. 1945 for a child-care facility on property zoned an R-7.5(A) Single Family District, on the east side of North St. Augustine Road, north of Homeplace Drive.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a revised site plan and conditions.
Applicant/Representative: Edna Wells

6. **Z145-226(AF)**
Aldo Fritz
(CC District 7)
An application for a Specific Use Permit for a recycling buy-back center for the collection of household metals, industrial metals, and recyclable materials on property zoned an IM Industrial Manufacturing District, on the northwest side of Hickory Street, southwest of Jeffries Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant/Representative: Rafael Jamaica

7. **Z145-213(WE)**
Warren Ellis
(CC District 12)
An application for an amendment to Planned Development District No. 921 on the east line of Coit Road, north of West Campbell Road.
Staff Recommendation: **Approval**, subject a conceptual plan, revised development plan and conditions.
Applicant: Centurion American
Representative: Dennis Chovan - Halff Associates

8. **Z145-223(WE)**
Warren Ellis
(CC District 2)
An application for a Specific Use Permit for an alternative financial establishment on property zoned an MU-3 Mixed Use District on the east side of North Stemmons Freeway (I-35), north of Empire Central Drive.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions.
Applicant: Gait II L.P.
Representative: Myron Dornic, Jackson Walker L.L.P.

9. **Z145-210(CG)**
Carrie Gordon
(CC District 9)
An application for the renewal of Specific Use Permit No. 2004 for the sale of alcoholic beverages in conjunction with a liquor store on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the southwest side of Peavy Road, northwest of Garland Road.
Staff Recommendation: **Approval** for a two-year period, subject to conditions.
Applicant: Dallasgoodfriend package, LLC
Representative: Audra Buckley - Permitted Development

Zoning Cases – Under Advisement:

10. **Z145-153(RB)**
Richard Brown
(CC District 13)
An application for an amendment to the Subarea B portion of Planned Development District No. 745, on property within the northeast quadrant of Meadow Road and Manderville Lane.
Staff Recommendation: **Approval**, subject to a new street section plan, private permeable area plan, and staff's recommended revised conditions.
Applicant: TKG Valencia-Midtown, LLC, HT Midtown, LP
Representative: Suzan Kedron
U/A From: May 7, 2015
11. **Z145-179(CG)**
Carrie Gordon
(CC District 6)
An application for the renewal of Specific Use Permit No. 1750 for commercial motor vehicle parking on property zoned a CS Commercial Service District on the northwest corner of Fitchburg Street and Chalk Hill Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to conditions.
Applicant/Representative: Gamaliel Albarran
U/A From: April 2, 2015 and May 7, 2015
12. **Z145-196(AF)**
Aldo Fritz
(CC District 8)
An application for a Specific Use Permit for vehicle display, sales, and service on property zoned Tract 3, Subdistrict 2 of Planned Development District No. 535, C.F. Hawn Special Purpose District No. 3 on the east line of Cade Road, south of C.F. Hawn Freeway.
Staff Recommendation: **Approval** for a three-year period, subject to a site/landscape plan and conditions.
Applicant/Representative: Jose Guadalupe Velazquez
U/A From: May 7, 2015

Zoning Cases – Individual:

13. **Z134-305(RB)**
Richard Brown
(CC District 14)
An application for a Planned Development Subdistrict for I-2 Industrial Subdistrict uses on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property bounded by North Akard Street, Cedar Springs Road, North Field Street, and Ashland Street.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: RED Akard Place, LLC
Representative: Karl Crawley

14. **Z145-229(RB)**
Richard Brown
(CC District 3)
An application for a new Subdistrict on property zoned Subdistrict B, North Zone within Planned Development District No. 521 generally at the northeast corner of Interstate Highway 20 and Mountain Creek Parkway. Consideration will also be given to permitting a Truck stop by Specific Use Permit.
Staff Recommendation: **Approval** of a new Subdistrict; and **approval** of a Specific Use Permit for a Truck stop for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Victron Stores, LP
Representative: Kenneth D. Baca

15. **Z145-134(CG)**
Carrie Gordon
(CC District 7)
An application for a Specific Use Permit for a convenience store with drive-through on property zoned a CR Community Retail District, generally south of Oates Drive, east of Rustown Drive.
Staff Recommendation: **Denial**
Applicant: Bhakta, KC
Representative: Joe Aguirre

16. **Z145-194(WE)**
Warren Ellis
(CC District 2)
An application for a D(A) Duplex District on property zoned an R-7.5(A) Single Family District on the east corner of Capitol Avenue and North Carroll Avenue.
Staff Recommendation: **Denial**
Applicant: Residential Income Partners, L.P.
Representative: Robert Baldwin - Baldwin Associates

17. **Z145-185(WE)**
Warren Ellis
(CC District 6)
An application for a Planned Development District for single family uses on property zoned an IM Industrial Manufacturing District and an IR Industrial Research District south of the intersection of Duluth Street and Borger Street.
Staff Recommendation: **Denial**
Applicant: Austin International Ventures
Representative: Santos Martinez, Masterplan

18. **Z145-205(SM)**
Sarah May
(CC District 1)
An application to create a new subdistrict within the Cedars West Subdistrict of Planned Development District No. 784, the Trinity River Corridor Special Purpose District on property generally on the north line of South Riverfront Boulevard, west of Cadiz Street.
Staff Recommendation: **Approval**, subject to a site/landscape plan and conditions.
Applicant: Verizon Wireless
Representative: Kathy Zibilich, Griffin Harris

19. **Z145-212(SM)**
Sarah May
(CC District 12)
An application for a Planned Development District for CR Community Retail District uses on property zoned a CR Community Retail District with deed restrictions on the southeast corner of Rosemeade Parkway and Lina Street.
Staff Recommendation: **Approval**, subject to a development/landscape plan and conditions.
Applicant: MDT Caladium, Ltd.
Representative: Dallas Cothrum, Gladys Bowens, Masterplan Consultants
20. **Z145-216(SM)**
Sarah May
(CC District 2)
An application for a Planned Development District for CR Community Retail District and mini-warehouse uses on property zoned a CR Community Retail District on the southeast line of East Grand Avenue, south of the intersection of Gaston Avenue at East Grand Avenue.
Staff Recommendation: **Denial**
Applicant: The Jenkins Organization, Inc.
Representative: Karl A. Crawley, Masterplan Consultants
21. **Z145-188(SM)**
Sarah May
(CC District 11)
An application to amend Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District on property generally south of Alpha Road, west of Preston Road, north of LBJ Freeway, and east of Montfort Drive.
Staff Recommendation: **Approval**, subject to a revised streets plan and staff's recommended conditions.
Applicant: Midtown Development Inc.
Representative: Jeffrey Beck

Development Code Amendment:

- DCA145-005**
Sarah May
Consideration of amending Chapter 51 and Chapter 51A of the Dallas Development Code, Section 51-4.212, "Utility and Public Service Uses," Section 51A-4.408, "Maximum Building Height," and Section 51A-4.704, "Nonconforming Uses and Structures" to amend regulations pertaining to tower/antenna for cellular communication; and Section 51A-13.304(k)(5) to add a configuration provision for utilities on an open space development type.
Staff Recommendation: **Approval**
Zoning Ordinance Committee Recommendation: **Approval**
Applicant: Verizon Wireless, T Mobile, and Cingular (AT&T)
Representative: Kathy Zibilich, Griffin Harris PLLC

Other Matters

Minutes: May 7, 2015

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 21, 2015

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, May 21, 2015, City Hall, 1500 Marilla Street, in Council Chambers, at 9:00 a.m. to consider **(1) DCA 145-002** - Consideration of amending the Dallas Development Code to amend Article X, the Landscape and Tree Preservation regulations

Note: The official Committee Agendas will be posted in the City Secretary's Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. Please review the official agenda for items for consideration.

EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session regarding any item on this agenda when:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex, Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.086]

CITY PLAN COMMISSION**THURSDAY, MAY 21, 2015****FILE NUMBER:** S145-162**Senior Planner:** Sharon Hurd, AICP**LOCATION:** 449 West Commerce Street**DATE FILED:** April 23, 2015**ZONING:** PD 714, Subdistrict 1A**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 4.4536-Acres **MAPSCO:** 44Q**OWNER/APPLICANT:** Alliance Realty Partners, LLC/Commerce Properties West, LLC**REQUEST:** An application to create one lot from a 4.4536-acre tract of land in City Block 6821 on property located at 449 West Commerce Street.**SUBDIVISION HISTORY:**

1. S145-056 is an application to replat a 7.7097-acre tract of land containing all of Lots 1A, Lots 3 through 12 and Lots 25 through 36; the remaining portion of Lots 37 through 48; all of Pastor Street; a portion of Bedford Avenue; a portion of McPherson Street; a portion of Herbert Street; a portion of Amonette Street; and all of a 13-foot alley to be abandoned lying between Amonette Street and Herbert Street, all in City Block A/7087, into three lots: one 4.860-acre lot, one 1.384-acre lot and one 1.266-acre lot, on property located on Singleton Boulevard, between Herbert Street and Amonette Street. The request was approved on January 8, 2015, but has not been recorded.
2. S123-274 is an application to replat an 8.001-acre tract of land containing a portion of Lots 1 through 9, and all of Lots 10 through 15 in City Block A/6814; a portion of Lots 6 through 10, and all of Lots 1 through 5, and Lot 11 in City Block B/6814; a portion of Lot 2 and a portion of Lots 7 through 11, and all of Lots 3 through 6, City Block C/6814; a portion of Lots 2 through 6 and Lot 11, and all of Lots 7 through 10, in City Block D/6814; and a portion of the streets and alleys abandoned and quit claimed from the County of Dallas by the Instrument Recorded in Volume 3240, Page 149 D.R.D.C.T into one lot on property bounded by West Commerce Street, Haslett Street, Yorktown Street, and Pittman Street. The request was approved on October 24, 2013, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 714, Subdistrict 1A; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)

3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. (51A-8.403(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A8.501(b)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a)(b)
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." Section 51A-8.617
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. The maximum number of lots permitted by this plat is 1. Section 51(A)-4.411(f)(3)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A8.603; Section 51A-8.604
11. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.102(c); Section 51A-(4),(5),(6), (7),(8),(9)
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
13. Prior to the final plat, coordinate with the Dallas Public Works Department and the City's Design Studio for the final alignment of Amonette Road. It is designated in the City of Dallas Thoroughfare Plan as a SPCL 2D within 54 feet of right-of-way. This plat may be impacted by the final alignment of this roadway, which be set in the coming months. Section 51A-8.602(c), Section 51A-8.611(e), and Section 51A-8.604(c)
14. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii)
15. On the final plat show how all additions or tracts of land within 150 feet of the request boundaries. Survey Manual

16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Chapter 49(60)(g)(1)
17. Water/wastewater main extension may be required by Private Development Contract. Chapter 49-60(g)(1)(2); Chapter 49-62(f)(1); Chapter 49-62(b)(c)
18. On the final plat, label "HASLETT STREET" in its right-of-way per City Code Section 51A-8.403(a)(1)(xii)
19. On the final plat identify the property as Lot 1, City Block A/6821. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).