

CITY PLAN COMMISSION**THURSDAY, MARCH 20, 2025****FILE NUMBER:** S245-108**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Main Street, west of Beckley Avenue**DATE FILED:** February 19, 2025**ZONING:** PD 714 (Subdistrict 1A)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=714>**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.892-acres**APPLICANT/OWNER:** RFA 201 W Commerce, LLC

REQUEST: An application to replat a 0.892-acre tract of land containing all of Lots 21 through 33 in City Block 6822 to create one lot on property located on Main Street, west of Beckley Avenue.

SUBDIVISION HISTORY:

1. S234-190 was a request southeast of the present request to create one 10.835-acre lot and to dedicate a right-of-way from a tract of land containing all of Lots 129 through 177 in City Block 6822, all of Lots 2A, 5 through 6 and part of Lot 7 and 8 in City Block B/6823, all of Lots 5 through 8, and part of Lots 1 through 4 in City Block C/6823, and part of Lots 6 and 7 in City Block D/6823 on property located on Beckley Avenue at West Commerce Street, northwest corner. The request was approved on October 10, 2024, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 714 (Subdistrict 1A); 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 Main Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

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

Dallas Water Utilities Conditions:

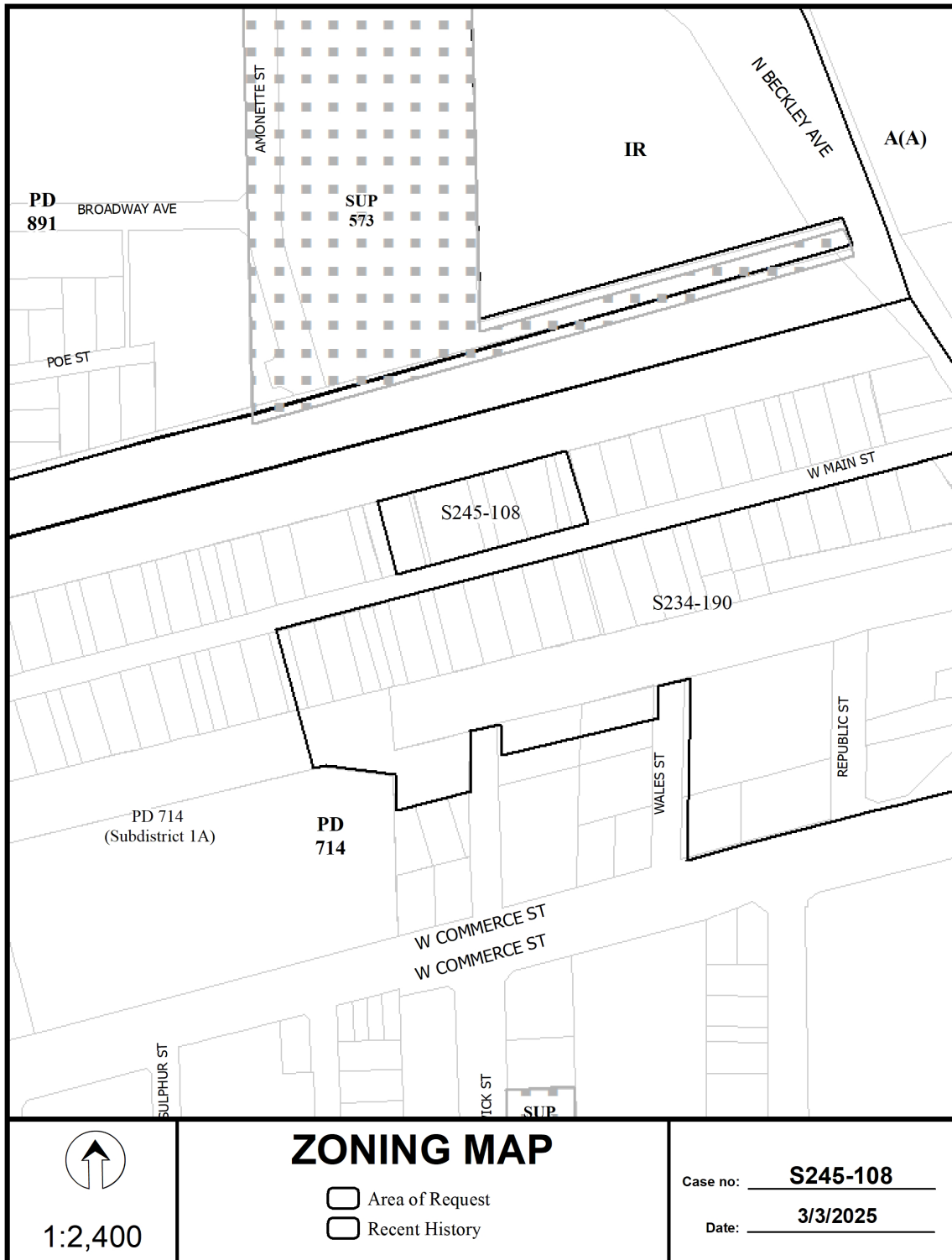
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

19. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Streetlight/ GIS, Lot & Block Conditions:

20. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
21. On the final plat, change "West Main Street (FKA Golden Gate Avenue)" to "Main Street (FKA Golden Gate Drive)".
22. On the final plat, identify the property as Lot 21A in City Block 6822.



1:2,400

ZONING MAP

- Area of Request
- Recent History

Case no: S245-108
 Date: 3/3/2025



1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S245-108

Date: 3/3/2025

