

CITY PLAN COMMISSION**THURSDAY, AUGUST 6, 2026****FILE NUMBER:** PLAT-26-000114**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Beckley Avenue and Beatrice Street, north of Yorktown Street**DATE FILED:** July 9, 2026**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:** 2.046-acres**APPLICANT/OWNER:** Olerio Interests, LLC

REQUEST: An application to replat 2.046-acre tract of land containing all of Lot 5, a portion of Lots 1, 2, 3, and 4 in City Block A/6808, all of Lots 7, 8, and 9 in City Block 5/6810, and a tract of land in City Block 6809 to create one 0.433-acre lot, one 0.456-acre lot, and one 1.151-acre lot on property located between Beckley Avenue and Beatrice Street, north of Yorktown Street.

SUBDIVISION HISTORY:

1. S234-194 was a request east of the present request to replat a 1.2296-acre tract of land containing all Lots A through E in City Block 1/3405 and part of City Block 3405 to create one lot on property located on Beckley Avenue, north of Dallas Fort Worth Turnpike. The request was approved on October 10, 2024, but has not been recorded.
2. S212-335 was a request northwest of the present request to replat a 0.746-acre tract of land containing all of Lots 1 and 2 in City Block 4/6810, part of City Block 4/6810, and an abandoned alley to create a 24-lot shared access development ranging in size from 654 square feet to 1,557 square feet and 2 common areas on property located on Wink Street, east of Langford Street. The request was approved on October 6, 2022, but has not been recorded.
3. S212-325 was a request northwest of the present request to replat a 0.746-acre tract of land containing all of Lots 1 and 2 in City Block 4/6810, part of City Block 4/6810, and an abandoned alley to create a 24-lot shared access development ranging in size from 654 square feet to 1,133 square feet and 2 common areas on property located on Wink Street, east of Langford Street. The request was withdrawn on September 2, 2022.
4. S201-701 was a request at the same location as the present request to replat a 1.6057-acre tract of land containing all of Lots 1 through 5, and part of Lot 6 in City Block A/6808 and tract of land in City Block 6809 to create one lot on property located between Beatrice Street and Beckley Avenue, north of Yorktown Street. The request was approved on August 5, 2021, and has been withdrawn.
5. S201-700 is a request south of the present request to replat a 0.8609-acre tract of land containing all of Lots 1 through 5, and part of Lot 6 in City Block F/6808 to create one lot on property between Beatrice Street and Beckley Avenue, south of

Yorktown Street. The request was approved on August 5, 2021, but has not been recorded.

6. S201-602 was a request northeast of the present request to replat a 2.0238-acre tract of land containing all of Lot 1 in City Block 3404 and all of City Block 3404 to create one lot on property located on Beckley Avenue, south of Commerce Street. The request was approved on March 25, 2021, and was recorded on July 1, 2024.

STAFF RECOMMENDATION: The request complies with the requirements of PD 714 (Subdistrict 1A); 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 3.

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. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 51A 8.611(e)

Right-of-way Conditions:

15. On the final plat, dedicate 40 feet of right-of-way (via fee simple) from the established center line of Yorktown 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 center line of Beatrice Street. Section 51A 8.611(e); 51A 8.602(c); 51A 8.604(c)
17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at Yorktown Street and Beckley Avenue. Section 51A 8.602(d)(1)
18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. 51A 8.602(d)(1), 51A 8.608(a)

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. Need Lien Holder's Subordination Agreement.
21. Show how all adjoining right-of-way was created.
22. Show recording information on all existing easements within 150 feet of property.

Dallas Water Utilities Conditions:

23. 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.

24. Water main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

25. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.
26. On the final plat, change "N. Beckley Avenue" to "Beckley Avenue."
27. On the final plat, identify the property as Lots 1A (south lot), 2A (northeast lot), and 4A (northwest lot) in City Block A/6808.





