

CITY PLAN COMMISSION

THURSDAY, MARCH 5, 2026

FILE NUMBER: PLAT-26-000057

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Jaffee Street, west of Julius Schepps Freeway/Interstate Highway No. 45

DATE FILED: February 4, 2026

ZONING: IR

CITY COUNCIL DISTRICT: 4

SIZE OF REQUEST: 9.1791-acres

APPLICANT/OWNER: ALR Development, LLC

REQUEST: An application to replat a 9.1791-acre tract of land containing part of Lots 2 and 3, all of Lot J in City Block 4/6100, and tract of land in City Block 6101 to create one lot on property located on Jaffee Street, west of Julius Schepps Freeway/Interstate Highway No. 45.

SUBDIVISION HISTORY:

1. Plat-26-000013 was a request at the same location as the present request to replat a 9.6496-acre tract of land containing a part of Lots 1, 2, and 3 in City Block 4/6100 and a tract of land in City Block 6101 to create one lot on property located on Julius Schepps Freeway, at the terminus of Connell Avenue. The request has been withdrawn.

STAFF RECOMMENDATION: The request complies with the requirements of IR Industrial/Research 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. "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)
15. Provide 20ft all-weather paving material for Jaffee Street along the proposed plat per the City of Dallas standard. 51A 8.604(b)(2)
16. Provide the turnaround for the dead-end street for Jaffee Street.

Right-of way Requirements Conditions:

17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Connell Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Bailey Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Connell Avenue & Julius Schepps Freeway/Interstate Highway No. 45. Section 51A 8.602(d)(1)

20. 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. *Section 51A 8.602(d)(1), 51A 8.608(a)*
21. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
22. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.

Survey (SPRG) Conditions:

23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show recording information on all existing easements within 150 feet of the property.
25. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

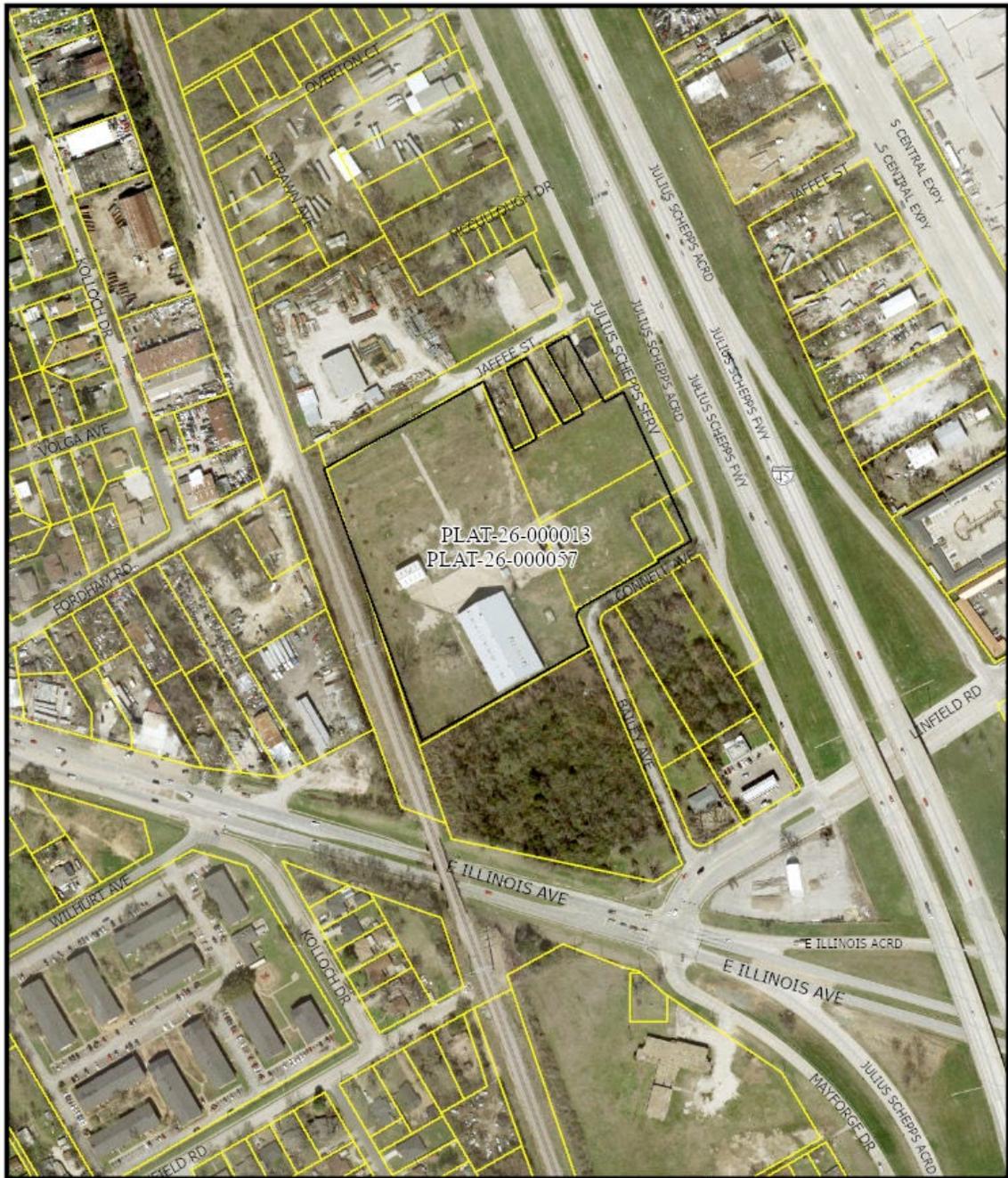
Dallas Water Utilities Conditions:

26. 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.
27. 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.

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

28. Prior to final plat, additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva1@dallas.gov to determine street lighting requirements.
29. Prior to the final plat, remove fence encroachment in R.O.W on Jafee Street and provide written confirmation and pictures to Real Estate,
30. On the final plat, change "Interstate Highway 45" to "Julius Schepps Freeway/Interstate Highway No. 45 (FKA Works Avenue)". Section 51A-8.403(a)(1)(A)(xii).
31. On the final plat, change "Connell Ave" to "Connell Avenue". Section 51A-8.403(a)(1)(A)(xii).
32. On the final plat, change "Bailey Ave" to "Bailey Avenue". Section 51A-8.403(a)(1)(A)(xii).
33. On the final plat, change "Jaffee Street (AKA Fordson Drive)" to "Jaffee Street (AKA Jaffee Drive FKA Fordson Drive)". Section 51A-8.403(a)(1)(A)(xii).

34. On the final plat, change "Fordham Avenue" to "Fordham Road (AKA Fordham Avenue)"
35. On the final plat, identify the property as Lot 1A in City Block 4/6100.



 1:3,600	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History </p>	Case no: PLAT-26-000057 Date: 02/20/2026
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