

**CITY PLAN COMMISSION****THURSDAY, April 23, 2026****FILE NUMBER:** PLAT-26-000100**SENIOR PLANNER:** Hema Sharma**LOCATION:** bounded by East Grand Avenue, Henderson Avenue, Beeman Avenue and Barry Avenue**DATE FILED:** March 27, 2026**ZONING:** IM**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 3.2231-acres**APPLICANT/OWNER:** City Warehouse, L.P.

**REQUEST:** An application to replat a 3.2231-acre tract of land containing all of Lots 1-3 in City Block A/1646, Lots 1-18 in City Block B/1646, Lots 1-13 in City Block C/1646, Lots 1-15 in City Block D/1646, Lots 1-5 in City Block E/1646, Lots 1-36 in City Block F/1646, Lots 1-26 in City Block G/1646, Lots 1-18 in City Block H/1646, Lots 1-21 in City Block K/1646, Lots 1-13 in City Block L/1646, Lots 1-31 in City Block M/1646, Lots 1-14 in City Block N/1646, Lots 1-18, Block 12/1636, Lots 1-13 in City Block 15/1643, Lots 1-7 in City Block 17/1645, Lot 43B in City Block 1450; portion of Lots 39A through 39D in City Block 1455 and to abandon right-of ways and alleys and to create one lot on property bounded by East Grand Avenue, Henderson Avenue, Beeman Avenue and Barry Avenue.

**SUBDIVISION HISTORY:**

1. S223-170 was a request east of the present request to replat a 0.995-acre tract of land containing all of lots 16 through 21 in City Block 8/1639 to create one lot on property located on Culver Street, west of Beeman Avenue. The request was approved on July 6, 2023 but has not been recorded.
2. S223-145 was a request west of the present request to replat a 0.864-acre tract of land containing part of Lots 45 and 46 in City Block 1450 to create one lot on property located on Barry Avenue, southeast of Sidney Avenue. The request was approved on June 1, 2023 but has not been recorded.
3. S201-653 was a request north of the present request to create a 17.9998-acre lot from a tract of land in City Block 8155 on property located on Whitehurst Drive at Abrams Road, northwest corner. The request was approved on May 20, 2021 and recorded on December 19, 2022.

**STAFF RECOMMENDATION:** The request complies with the requirements of the IM Industrial Manufacturing 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)

### **Right-of way Requirements Conditions:**

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of East Grand Avenue. *Section 51A 8.602(c)*
16. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Barry Avenue. *Section 51A 8.602(c)*
17. On the final plat, dedicate 45 feet of right-of-way (via fee simple) from the established center line of Haskell Avenue. *Section 51A 8.602(c)*
18. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Henderson Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
19. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Beeman Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
20. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Oleander Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
21. On the final plat, dedicate alley ROW of at least 7.5 feet from centerline (1 foot) per 51A 8.507(b)(1).
22. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Oleander Street & Henderson Avenue. *Section 51A 8.602(d)(1)*
23. 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)*
24. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Beeman Avenue & the alley. *Section 51A-8.602(e)*
25. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

### **Flood Plain Conditions:**

26. On the final plat, determine the 100-year water surface elevation across this addition.
27. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*

28. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
29. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
30. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
31. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
32. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

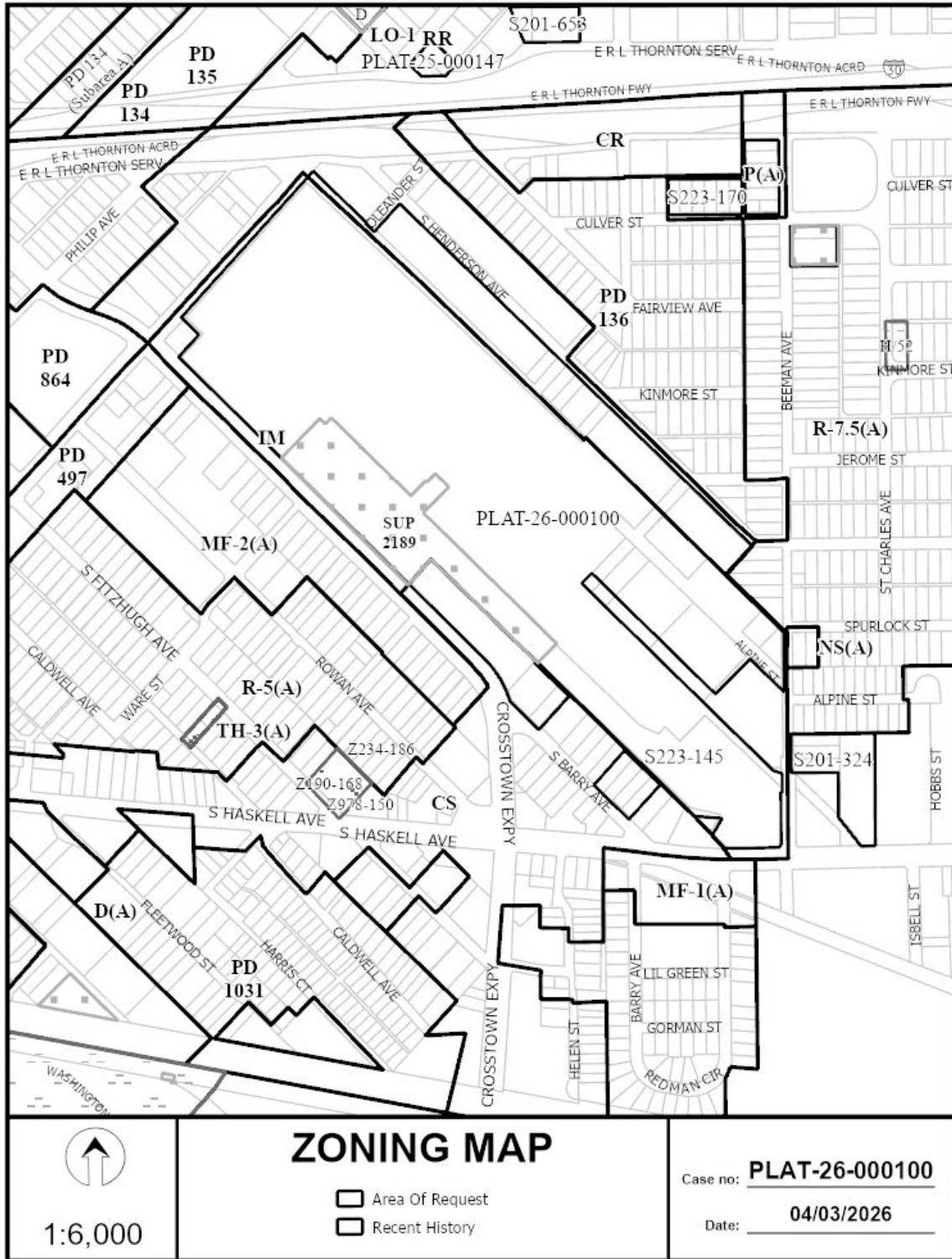
33. Prior to final plat, submit a completed final plat checklist and all supporting documents.
34. On the final plat, show recording information on all existing easements within 150 feet of the property.
35. On the final plat, all utility easement abandonments must be shown with recording information.
36. On the final plat, list utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.

**Dallas Water Utilities Conditions:**

37. 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.
38. 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.
39. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

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

40. Tree survey required. Aerial photos show evidence of protected trees throughout site.
41. Prior to the final plat, please show the abandonment on the plat as follows: Abandonment authorized by Ordinance No. \_\_, recorded as Vol. No.\_\_., Page No.\_\_\_\_ Utility Easements retained.
42. Prior to the final plat, please see Real Estate for Proposed 14-foot alley abandonment and 14-foot alley dedication.
43. On the final plat, change "East R.L. Thronton Freeway (Interstate Highway No. 30)" to "R.L. Thornton Freeway/Interstate Highway No. 30 (AKA U.S. Highway No. 67)" Section 51A-8.403(a)(1)(A)(xii).
44. On the final plat, change "Sidney Street" to "Sidney Avenue". Section 51A-8.403(a)(1)(A)(xii).
45. On the final plat, change "Hamilton Street" to "Hamilton Avenue (AKA Hamilton Street)". Section 51A-8.403(a)(1)(A)(xii).
46. On the final plat, change "S. St Mary Avenue" to "St. Mary Avenue" Section 51A-8.403(a)(1)(A)(xii).
47. On the final plat, identify the property as Lot 1 in City Block A/1646.





 1:6,000	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li> Area Of Request</li> <li> Recent History</li> </ul>	Case no: <b>PLAT-26-000100</b> Date: <b>04/03/2026</b>
--	---	---

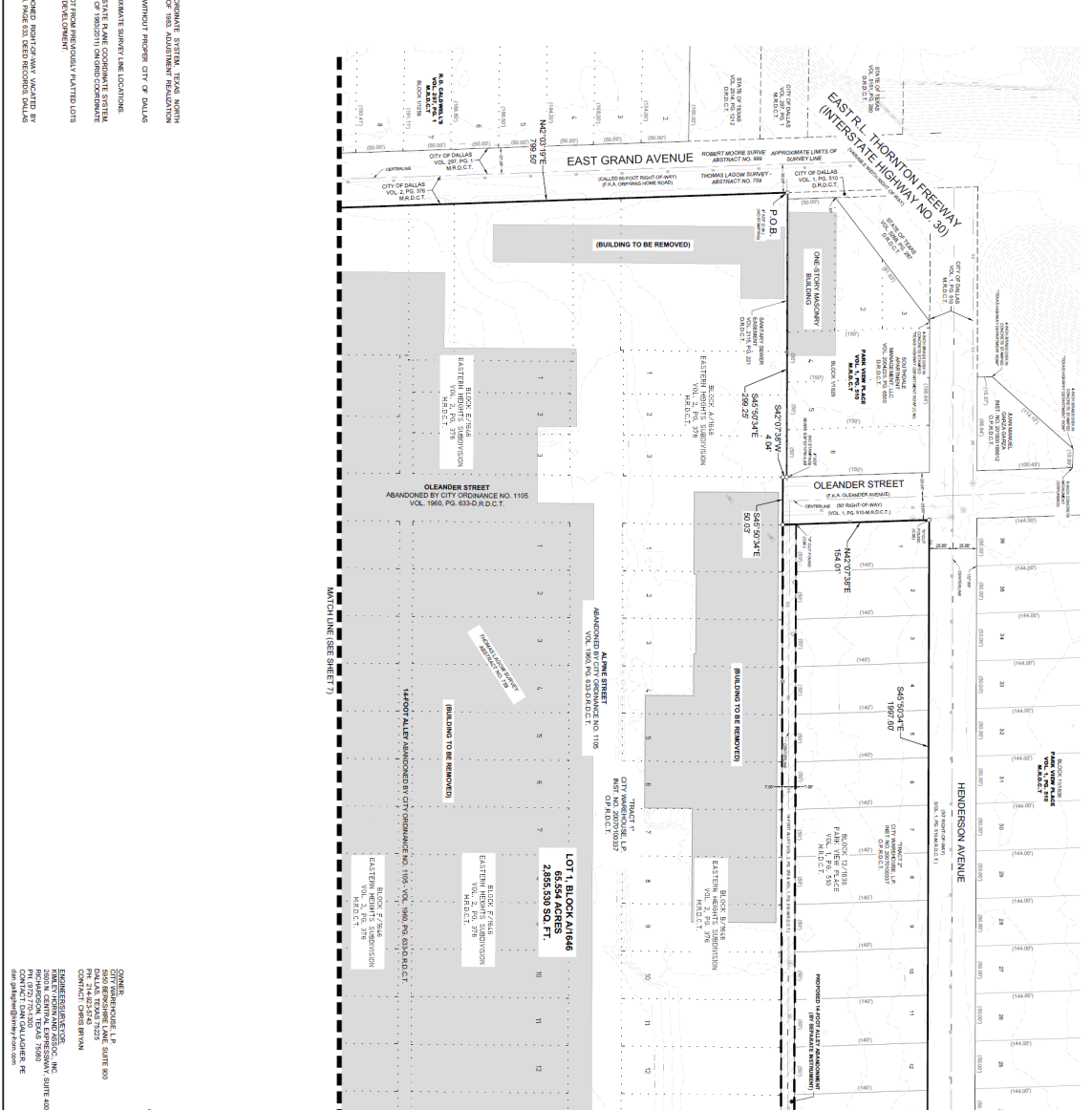


**VICINITY MAP**

**GRAPHIC SCALE IN FEET**  
1" = 50' @ 24x36"

**LINE TYPE LEGEND**

1	PROPOSED PLAT BOUNDARY
2	EXISTING PLAT BOUNDARY
3	PROPOSED LOT BOUNDARY
4	EXISTING LOT BOUNDARY
5	PROPOSED EASEMENT BOUNDARY
6	EXISTING EASEMENT BOUNDARY
7	PROPOSED RIGHT-OF-WAY BOUNDARY
8	EXISTING RIGHT-OF-WAY BOUNDARY
9	PROPOSED CURB LINE
10	EXISTING CURB LINE
11	PROPOSED SIDEWALK
12	EXISTING SIDEWALK
13	PROPOSED DRIVEWAY
14	EXISTING DRIVEWAY
15	PROPOSED UTILITY
16	EXISTING UTILITY
17	PROPOSED FENCE
18	EXISTING FENCE
19	PROPOSED CONCRETE
20	EXISTING CONCRETE
21	PROPOSED ASPHALT
22	EXISTING ASPHALT
23	PROPOSED GRAVEL
24	EXISTING GRAVEL
25	PROPOSED SOIL
26	EXISTING SOIL
27	PROPOSED VEGETATION
28	EXISTING VEGETATION
29	PROPOSED WATER
30	EXISTING WATER
31	PROPOSED SAND
32	EXISTING SAND
33	PROPOSED ROCK
34	EXISTING ROCK
35	PROPOSED CLAY
36	EXISTING CLAY
37	PROPOSED SILT
38	EXISTING SILT
39	PROPOSED MUD
40	EXISTING MUD
41	PROPOSED SLUDGE
42	EXISTING SLUDGE
43	PROPOSED GARBAGE
44	EXISTING GARBAGE
45	PROPOSED WASTE
46	EXISTING WASTE
47	PROPOSED DEBRIS
48	EXISTING DEBRIS
49	PROPOSED RUBBISH
50	EXISTING RUBBISH



**PRELIMINARY PLAT**  
**CITY WAREHOUSE ADDITION**  
**LOT 1, BLOCK A1646**

REPLAN OF LOTS 1-3 BLOCK A1646, LOTS 1-18 BLOCK B1646, LOTS 1-18 BLOCK C1646, LOTS 1-18 BLOCK D1646, LOTS 1-18 BLOCK E1646, LOTS 1-18 BLOCK F1646, LOTS 1-18 BLOCK G1646, LOTS 1-18 BLOCK H1646, LOTS 1-18 BLOCK I1646, LOTS 1-18 BLOCK J1646, LOTS 1-18 BLOCK K1646, LOTS 1-18 BLOCK L1646, LOTS 1-18 BLOCK M1646, LOTS 1-18 BLOCK N1646, LOTS 1-18 BLOCK O1646, LOTS 1-18 BLOCK P1646, LOTS 1-18 BLOCK Q1646, LOTS 1-18 BLOCK R1646, LOTS 1-18 BLOCK S1646, LOTS 1-18 BLOCK T1646, LOTS 1-18 BLOCK U1646, LOTS 1-18 BLOCK V1646, LOTS 1-18 BLOCK W1646, LOTS 1-18 BLOCK X1646, LOTS 1-18 BLOCK Y1646, LOTS 1-18 BLOCK Z1646.

**COMMENTS:**  
1. REMAINS SHOWN ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE ZONE NORTH AMERICAN DATUM OF 1983 ADJUSTMENT RESOLUTION ENGINEERING DIVISION APPROVAL.  
2. LOT TO LOT DIMENSIONS WILL NOT BE ALLOWED WITHOUT PRIOR CITY OF DALLAS ENGINEERING DIVISION APPROVAL.  
3. ALL ABSTRACT LINES SHOWN HEREIN ARE APPROXIMATE SURVEY LINE LOCATIONS.  
4. THE COORDINATES SHOWN HEREIN ARE TEXAS STATE PLANE COORDINATE SYSTEM VALUES, NO SCALE AND NO REDUCTION.  
5. THE PURPOSE OF THIS PLAT IS TO CORRECT THE ONE LOT FROM PREVIOUSLY PLATTED LOTS.  
6. ALL BOUNDARIES TO BE REMOVED.  
7. THE APPROXIMATE SURVEY POINTS, LOCATED BY COORDINATE NO. 1016, RECORDED IN COUNTY PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

**CONTRACTOR:**  
DASO ENGINEERING, L.P.  
2000 W. WILSON ROAD, SUITE 800  
F.W. 75242-5540  
DALLAS, TEXAS 75242  
CONTACT: CHRIS BROWN  
CITY PLAN FILE NO. PL17-26-00100

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
10000 WEST LOOP SOUTH, SUITE 400  
DALLAS, TEXAS 75240  
CONTACT: JEFF ALLEN  
CITY PLAN FILE NO. PL17-26-00100  
dca@kimley-horn.com

**Kimley-Horn**  
801 Comy Street, Suite 4100  
Dallas, Texas 75202  
Phone: 214.241.2000  
Fax: 214.241.2001  
www.kimley-horn.com











