

CITY PLAN COMMISSION**THURSDAY, JULY 23, 2026****FILE NUMBER:** PLAT-26-000168**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Buffalo Street, southwest of Cockrell Avenue**DATE FILED:** June 25, 2026**ZONING:** PD 317 (Subdistrict 3)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=317>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 1.0644-acres**APPLICANT/OWNER:** 16000 Roe Holdings, LP

REQUEST: An application to replat a 1.0644-acre tract of land containing part of City Block 1095 to create one lot on property located on Buffalo Street, southwest of Cockrell Avenue.

SUBDIVISION HISTORY:

1. S223-164 was a request northeast of the present request to create one 1.3609-acre lot from a tract of land in City Block A/902 on property located on Corinth Street, north of Wall Street. The request was approved on June 15, 2023, but has not been recorded.
2. S223-164R was a request northeast of the present request to create one 0.2755-acre lot and one 1.0854-acre lot from a 1.3609-acre tract of land in City Block A/902 on property located on Corinth Street, north of Wall Street. The request was approved on January 18, 2024, and has been withdrawn.
3. S223-159 was a request north of the present request to replat a 3.6542-acre tract of land containing all of Lots 1 through 7 and all of Lots 21 through 28 in City Block 1090 and a tract of land in City Block 1090 and a tract of land in City Block 1094 and an abandoned portion of Beaumont Street to create one lot on property located on McKee Street at Cockrell Avenue, east corner. The request was approved on June 15, 2023, but has not been recorded.
4. S223-071 was a request northeast of the present request to replat a 2.528-acre tract of land containing all of Lots 1, 2, 6, and 3A in City Block G/889 to create one lot on property located on Botham Jean Boulevard, between Corinth Street and Parker Street. The request was approved on March 2, 2023, but has not been recorded.
5. S212-196 was a request north of the present request to create one 1.2328-acre lot from a tract of land in City Block 1094 on property located on Wall Street, north of Botham Jean Boulevard. The request was approved on May 19, 2022, but has not been recorded.

6. S212-116 was a request southwest of the present request to replat a 38.559-acre tract of land containing all of Block 1084, all of Lots 1-9, Block A/1091, all of Lots 1-24, Block B/1091, all of Block Q/1094-1/2, all of Block 1095, all of Lots 1-13, Block P/1096-1/2, a portion of Lots 1-6, and all of Lots 7-12, Block R/1097, a portion of LOT 1, and all of Lots 2-4, Block N/1099, a portion of Lot 1, and all of Lots 2-5, Block O/1099, all of Lot 1, and part of Lot 2, Block J/1100, all of Lot 1 and a part of Lot 2, Block K/1100, all of Lots 2-6 and Lots 7-11 and a portion of Lot 1 and Lot 12, Block S/1098 to create one lot on property located on Cockrell Avenue, northwest of Corinth Street. The request was approved on March 24, 2022, and has been withdrawn.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 317 (Subdistrict 3); 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 one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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 Corinth Street. Section 51A 8.602(c).

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. Show how all adjoining right-of-way was created.
18. Show distances/width across all adjoining right-of-way
19. Show recording information on all existing easements within 150 feet of property.
20. Show all additions or tracts of land within 150 feet of property with recording information.
21. Show/List prior plat on map, in legal, and/or title block.
22. Need new/different plat name.

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.

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

25. Show the abandonments on the plat as follows: Abandonment authorized by Ordinance No. 24621, recorded as Vol. 2001226, Pg. 8406. Utility Easements retained.
26. On the final plat, change "Buffalo Street" to "Buffalo Street (FKA Burnett Street)."
27. On the final plat, change "South Cockrell Avenue" to "Cockrell Avenue (FKA Lamar Street)."
28. On the final plat, change "South Austin Street" to "Austin Street".
29. On the final plat, identify the property as Lot 2 in City Block A/1084.







