

CITY PLAN COMMISSION**THURSDAY, JULY 23, 2026****FILE NUMBER:** PLAT-26-000153**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Illinois Avenue, east of Duncanville Road**DATE FILED:** June 29, 2026**ZONING:** CR**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.716-acres**APPLICANT/OWNER:** QSR 50, LLC

REQUEST: An application to replat a 0.716-acre tract of land containing part of Lot 7 in City Block A/8014 to create one lot on property located on Illinois Avenue, east of Duncanville Road.

SUBDIVISION HISTORY:

1. S212-037 was a request northwest of the present request to create a 197.3136-acre lot from a tract of land in City Block D/5060 on property bounded by Shelley Boulevard, Knoxville Street, Illinois Avenue, and Duncanville Road. The request was approved on December 16, 2021, and was recorded on January 22, 2026.

STAFF RECOMMENDATION: The request complies with the requirements of the CR Community Retail District; 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/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)

Survey (SPRG) Conditions:

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.

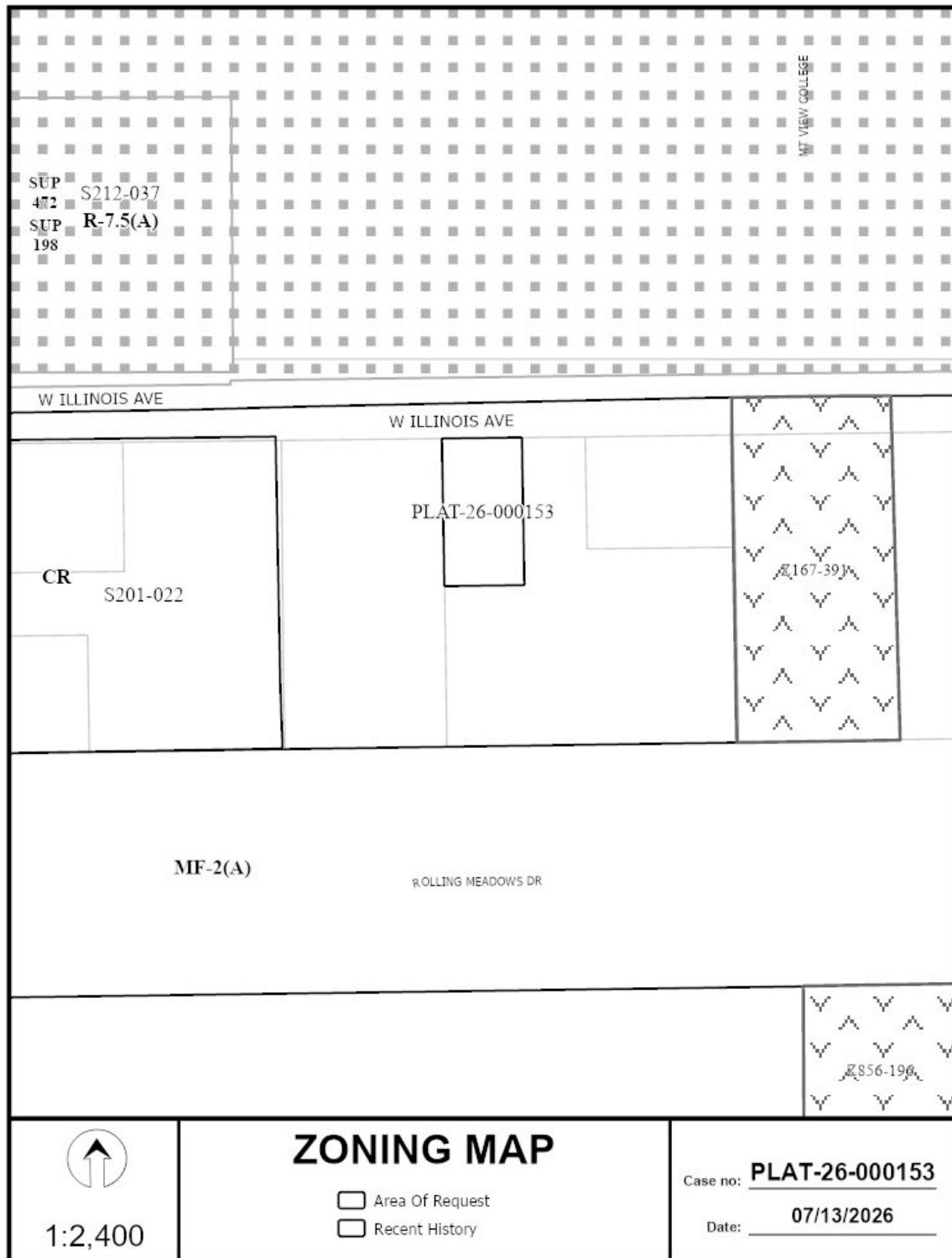
Dallas Water Utilities Conditions:

16. 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.
17. Water main improvement may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Arborist/ Street Name Coordinator/ GIS, Lot & Block Conditions:

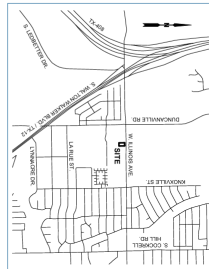
18. Submit a tree survey. Tree survey must contain both the species and size of trees.

19. On the final plat, change “West Illinois Avenue” to “Illinois Avenue (Mountain Lake Pike).”
20. On the final plat, identify the property as Lot 7A in City Block A/8014.





VICINITY MAP



GENERAL NOTES

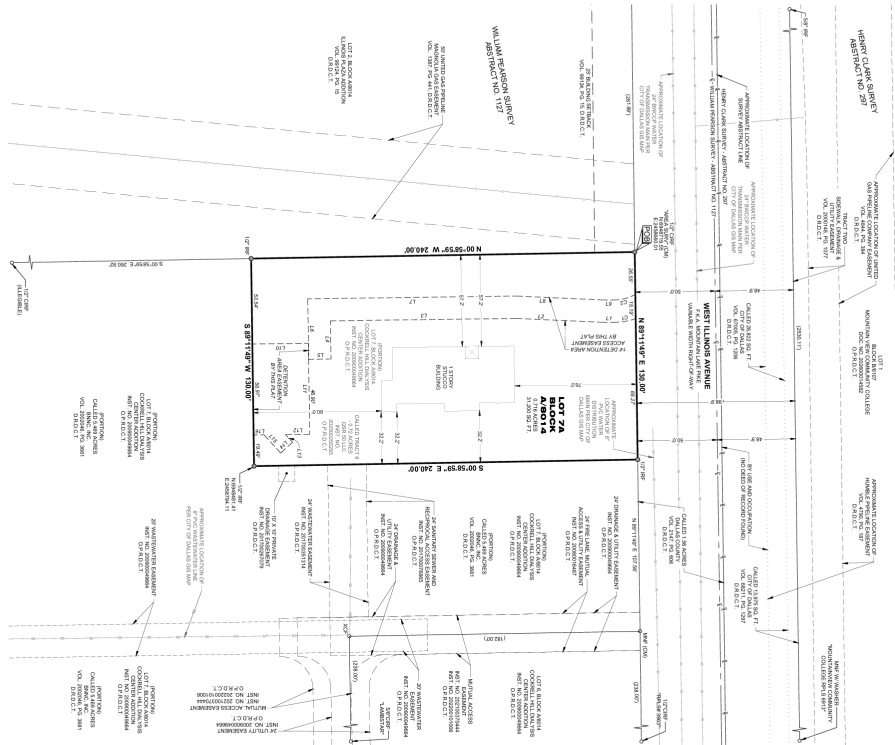
- The purpose of this plat is to create one (1) lot from a portion of an existing lot.
- Survey was made to establish boundaries.
- Adjacent to the boundary, North American Datum of 1983 (NAD83) datum.
- Cornerstone based on Texas State Plane Coordinate System, North Central zone projection.
- These are the boundaries of the addition.

SURVEYOR'S STATEMENT

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my field notes and as the same appears in the original survey as the same appears in my field notes and as the same appears in the original survey as the same appears in my field notes.

PRELIMINARY
This document is not for record and is not to be used for any purpose other than to show the location of the proposed addition. It is not to be used for any other purpose.

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OWNER'S CERTIFICATE

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OWNER'S DEDICATION

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my field notes and as the same appears in the original survey as the same appears in my field notes.

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