

CITY PLAN COMMISSION**THURSDAY, JULY 10, 2025****RECORD NO.:** PLAT-25-000014 (S245-191) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Beckley Avenue at Hobson Avenue, northwest corner**DATE FILED:** June 12, 2025**ZONING:** CR**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.368-acres**APPLICANT/OWNER:** Guillermo Felix

REQUEST: An application to replat a 0.368-acre tract of land containing part of Lot 20 in City Block B/4934, to create one lot on property located on Beckley Avenue at Hobson Avenue, northwest corner.

SUBDIVISION HISTORY:

1. S190-069 was a request south of the present request to replat a 0.500-acre tract of land containing all of Lots 1, 2, and 3 in City Block 1/4103 to create one lot on property located on Saner Avenue at Beckley Avenue, southeast corner. The request was approved on February 6, 2020, and was recorded on December 7, 2020.
2. S156-190 was a request north of the present request to replat a 0.260-acre tract of land containing all of Lot 19 and part of Lot 20 in City Block 1/4035, into one lot on property located at 2501, 2503 and 2505 South Beckley Avenue at Grover C. Washington Avenue, southwest corner. The request was administratively approved and was recorded on July 9, 2018.

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. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Beckley Avenue and Hobson Avenue. *Section 51A 8.602(d)(1)*
16. 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)*
17. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Beckley Avenue & the alley. *Section 51A-8.602(e)*
18. 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

Survey (SPRG) Conditions:

19. Submit a completed Final Plat Checklist and All Supporting Documentation.
20. Monument all set corners per monument ordinance.

Dallas Water Utilities Conditions:

21. 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.
22. Water 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.
23. Wastewater main improvements will be required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

24. Additional design information is required. Submit site plan and a short description of the project to Department of Transportation and public works to determine street lighting requirements. Attention: Daniel Silva
25. Prior to the final plat, submit a revised tree survey to the Arborist. Tree surveys must include all trees on site 8 inches in diameter and larger.
26. On the final plat, change “South Beckley Ave” to “Beckley Avenue”.
27. On the final plat, change “West Hobson Ave.” to “Hobson Avenue”.
28. On the final plat, change “East Hobson Ave.” to “Hobson Avenue”.
29. On the final plat, identify the property as Lot 20A in City Block B/4934.





