

CITY PLAN COMMISSION**THURSDAY, August 21, 2025****FILE NUMBER:** PLAT-25-000051 (S245-215)**SENIOR PLANNER:** Hema Sharma**LOCATION:** Jefferson Boulevard, east of Bernice Street**DATE FILED:** July 24, 2025**ZONING:** PD 830 (Subdistrict 6)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20830.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.168-acres**APPLICANT/OWNER:** Irma Fuentes, Jeannette B. Valle

REQUEST: An application to create one 0.168-acre (7,315-square foot) lot from a tract of land in City Block 4568 on property located on Jefferson Boulevard, east of Bernice Street.

SUBDIVISION HISTORY:

1. S189-211 was a request north of the present request to replat 8.684-acre tract of land containing part of Lot 1 in City Block C/5938, all of City Block A/5938, tract of land in City Block 5943, and part of a 20-foot to be abandoned alley to create 82-lot Shared Access Development with one amenity area, and 7 common areas on property located on Davis Street at Plymouth Road, northeast corner. The request was approved on June 6, 2019, and recorded on October 12, 2020.
2. S189-203 was a request north of the present request to replat a 11.063-acre tract of land containing part of Lot 1 in City Block C/5938 to create one lot on property located at terminus of Franklin Street, north of Davis Street. The request was approved on June 6, 2019, and recorded on March 6, 2020.

STAFF RECOMMENDATION: The request complies with the requirements of PD 830 (Subdistrict 6); 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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(c).*
13. 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)*
14. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*

Right-of way Requirements Conditions:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established centerline of Jefferson Boulevard. *Sections 51A 8.602(c).*

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, monument all set corners per *Section 51A-8.617 [Monumentation]* of the Dallas Development Code. 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.*
18. On the final plat, show two control monuments. *Section 51A-8.617.*

Dallas Water Utilities Conditions:

19. 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.
20. 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

Street Name/ GIS, Lot & Block Conditions:

21. On the final plat, Change "West Jefferson Boulevard" to "Jefferson Boulevard". Section 51A-8.403(a)(1)(A)(xii).
22. On the final plat, identify the property as Lot 3 in City Block A/4568.





