

**CITY PLAN COMMISSION**

**THURSDAY, MAY 21, 2026**

**FILE NUMBER:** PLAT-26-000120

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Hammerly Drive at Bernal Drive, southeast corner

**DATE FILED:** April 24, 2026

**ZONING:** CR

**CITY COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** 0.457-acres

**APPLICANT/OWNER:** PRNB, LLC

**REQUEST:** An application to replat a 0.457-acre tract of land containing all of Lot 4 and Lot 5 in City Block 9/7158 to create one lot on property located on Hammerly Drive at Bernal Drive, southeast corner.

**SUBDIVISION HISTORY:**

1. S223-078 was a request south of the present request to replat a 0.324-acre tract of land containing all of Lot 13 in City Block 2/7158 to create one 5,842 square feet lot and one 8,267 square feet lot on property located on Hammerly Drive, south of Morris Street. The request was approved on March 23, 2023, but has not been recorded.
2. S212-207 was a request west of the present request to replat a 0.603-acre tract of land containing all of Lots 6 through 8 and part of Lot 9 to create 4 lots ranging in size from 6,000 square feet to 6,750 square feet on property located on Odessa Street, north of Palacios Avenue. The request was denied by City Plan Commission on June 2, 2022.

**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 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/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 28 feet of right-of-way (via fee simple or street easement) from the established center line of Hamerly Drive. Section 51A 8.602(c); 51A 8.604(c).
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Hamerly Drive and Bernal Drive. Section 51A 8.602(d)(1).

#### **Survey (SPRG) Conditions:**

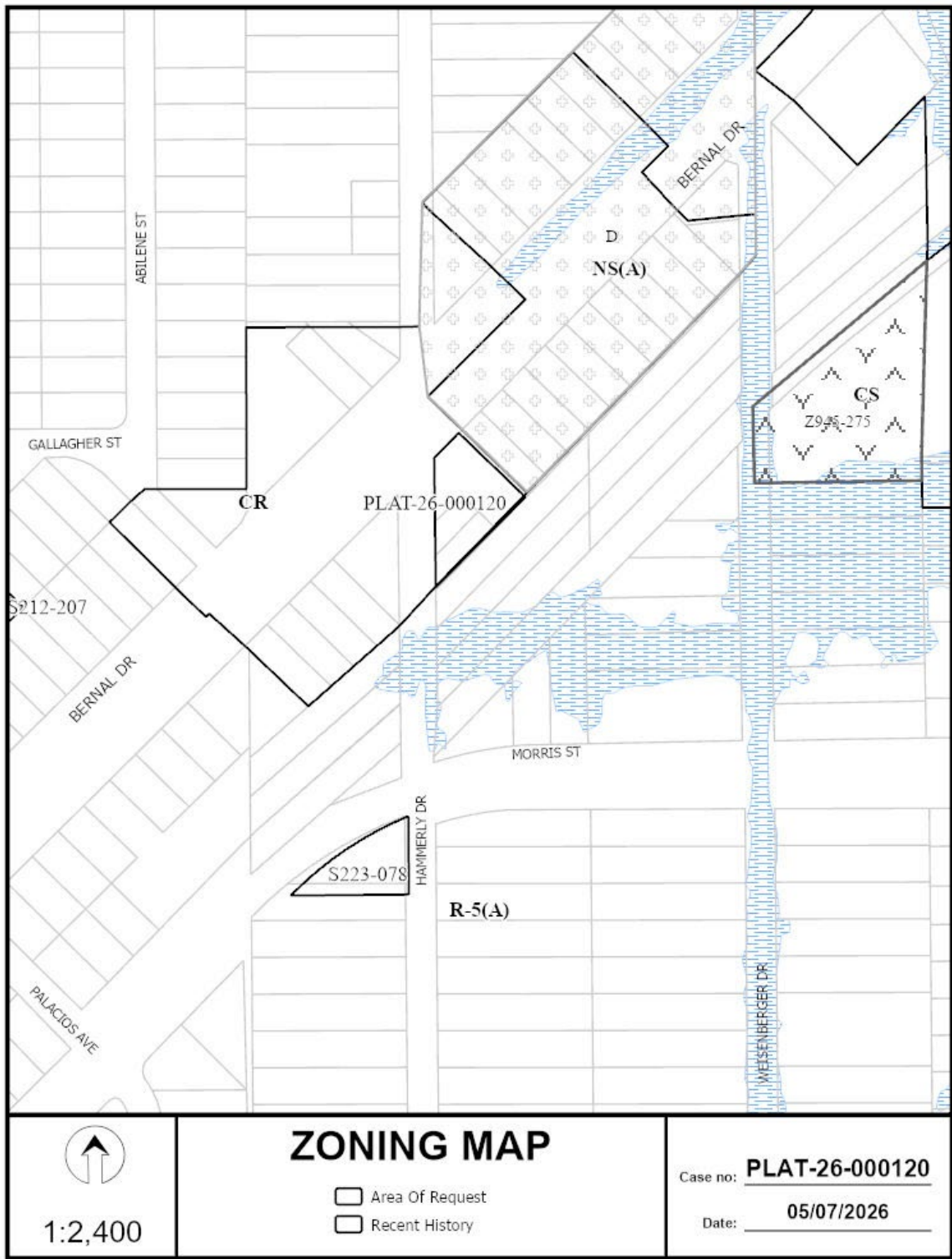
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.

**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 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.

**Street Name/ GIS, Lot & Block Conditions:**

21. On the final plat, change “Hamerly Drive” to “Hammerly Drive”. Section 51A-8.403(a)(1)(A)(xii).
22. On the final plat, identify the property as Lot 4A in City Block 9/7158.





 1:2,400	<h3>AERIAL MAP</h3> <ul style="list-style-type: none"><li><input type="checkbox"/> Area Of Request</li><li><input type="checkbox"/> Recent History</li></ul>	Case no: <b>PLAT-26-000120</b> Date: <u>05/07/2026</u>
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