

CITY PLAN COMMISSION

THURSDAY, March 26, 2026

FILE NUMBER: PLAT-26-000081

SENIOR PLANNER: Hema Sharma

LOCATION: R.L. Thornton Freeway/Interstate Highway No. 30, west of Akard Street

DATE FILED: March 2, 2026

ZONING: CA-1(A)

CITY COUNCIL DISTRICT: 2

SIZE OF REQUEST: 16.1665-acres

APPLICANT/OWNER: City of Dallas

REQUEST: An application to replat a 16.1665-acre tract of land containing City Blocks 417 and 418, and to abandon rights-of way to create one 2.4344-acre lot and one 12.3635-acre lot and to dedicate a rights-of-way on property located on R.L. Thornton Freeway/Interstate Highway No. 30, west of Akard Street.

SUBDIVISION HISTORY:

1. PLAT-25-000132 was a request northeast of the present request to replat a 63.182-acre tract of land containing City Blocks A/419, A/423, A/428, 331, 331-1/2, 332, A/430, B/433, C/436, D/431, E/434, F/437, G/438, H/435, and to abandon rights-of way to create 6 lots ranging in size from 0.4708-acre to 25.9490-acre and to dedicate a rights-of-way on property located on R.L. Thornton Freeway/Interstate Highway No. 30, west of Akard Street. The request was approved on November 20, 2025 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the CA-1(A) Central Area District; 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 2.

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)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 32 feet of right-of-way (via fee simple) from the established centerline of Memorial Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 70 feet of right-of-way (via fee simple) of Hotel Street.
17. On the final plat, dedicate a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Memorial Drive & Hotel Street. Section 51A 8.602(d)(1)
18. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Service Road & Hotel Street. Section 51A 8.602(d)(1)
19. 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:

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

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 and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

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

24. Prior to final plat, submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the initial phase of review. Additional street lighting installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section 6. Photometric analysis will be required to support the submitted street lighting plan.
25. Prior to the final plat, please contact Real Estate to process the closure and vacation of a portion of Memorial Drive near Stemmons Frwy.
26. On the final plat, change "Jefferson Street Viaduct" to "Jefferson Boulevard Viaduct (AKA Jefferson Street Viaduct)". Section 51A-8.403(a)(1)(A)(xii).
27. On the final plat, change "East R.L. Thornton Frwy - I.H. 30" to "R.L. Thornton Freeway/Interstate Highway No. 30 (AKA U.S. Highway No. 67)". Section 51A-8.403(a)(1)(A)(xii).
28. On the final plat, change "Stemmons Frwy - I.H. 35" to "Stemmons Freeway/Interstate Highway No. 35E (AKA U.S. Highway No. 77)"
29. On the final plat, add "Houston Street Viaduct".
30. On the final plat, identify the property as Lot 1 in City Block A/417 & Lot 1 in City Block A/418.

