

**CITY PLAN COMMISSION****FILE NUMBER:** PLAT-25-000147**THURSDAY, January 15, 2026****SENIOR PLANNER:** Hema Sharma**LOCATION:** East Grand Avenue/State Highway No. 78, southeast of R.L. Thornton Freeway/Interstate Highway No. 30**DATE FILED:** December 18, 2025**ZONING:** RR**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.378-acres**APPLICANT/OWNER:** JSND Real Estate, LTD.

**REQUEST:** An application to replat a 0.378-acre tract containing all of Lot 3 and portion of Lots 1, 2, and 4 in City Block 3/1631 to create one lot on property located on East Grand Avenue/State Highway No. 78, north of R.L. Thornton Freeway/Interstate Highway No. 30.

**SUBDIVISION HISTORY:**

1. S201-653 was a request east of the present request to replat a 0.84-acre tract of land containing all of Lots 24 through 28 in City Block 3/1631 to create one 8,792-square foot lot and one 27,826-square foot lot on property located on R L Thornton Freeway / Interstate Highway No. 30, west of Winslow Avenue. The request was approved on May 20, 2021, and was recorded on December 19, 2022.
2. S201-643 was a request northeast of the present request to create two lots from a 0.8683-acre tract of land in City Block 2668 on property bounded by East Grand Avenue (A.K.A. State Highway No. 78, Winslow Avenue, and Beacon Street. The request was approved on May 6, 2021, and was recorded on November 22, 2022.

**STAFF RECOMMENDATION:** The request complies with the requirements of the RR Regional Retail 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 one.

**Paving & Drainage Conditions:**

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/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. "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)

**Traffic Conditions:**

14. Dedicate alley ROW of at least 7.5 feet from centerline (1 foot) per 51A 8.507(b)(1).
15. Plans must comply with Citys street lighting standards. See illumination standards in Street Design Manual.
16. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
17. TXDOT approval may be required for any driveway modifications or new access.

**Survey (SPRG) Conditions:**

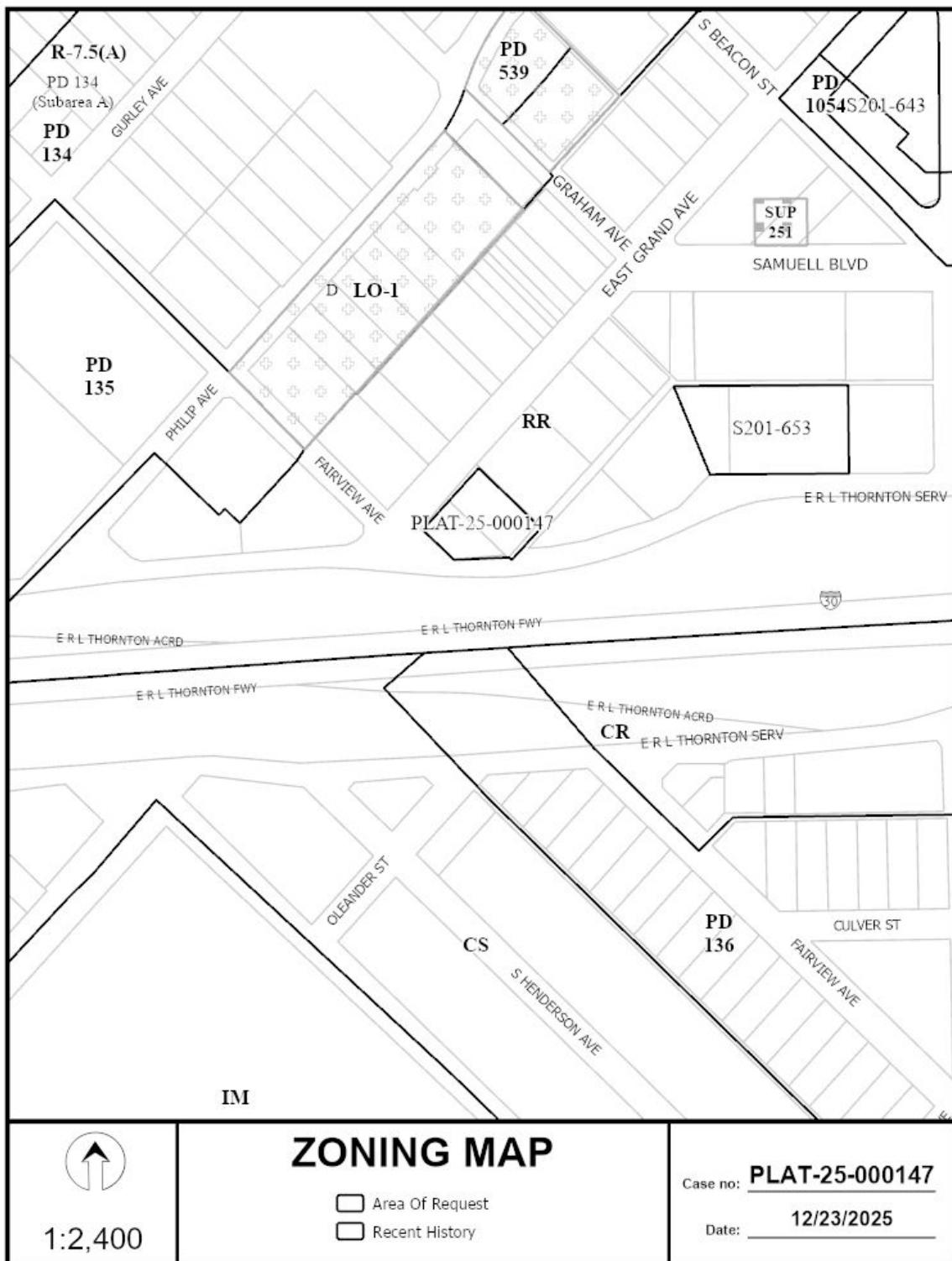
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. Per City Code Sec. 51A-8.503 (e) (1), no plat may be approved if an existing improvement on the property would encroach upon a proposed lot line or setback line, unless the existing improvement is to be removed or relocated, or unless the encroachment is authorized by the Dallas Building Code.

**Dallas Water Utilities Conditions:**

22. 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.
23. 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 Light/ Street Name/ GIS, Lot & Block Conditions:**

24. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to [daniel.silva1@dallas.gov](mailto:daniel.silva1@dallas.gov) to determine street lighting requirements.
25. On the final plat, change "East Grand Avenue (Texas Highway No. 78)" to "East Grand Avenue/State Highway No. 78". Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat, change "Interstate Highway 30 (E. R.L. Thornton Freeway)" to "R.L. Thornton Freeway/Interstate Highway No. 30 (AKA U.S. Highway No. 67 FKA Roscoe Street FKA Oleander Avenue)". Section 51A-8.403(a)(1)(A)(xii).
27. On the final plat, identify the property as Lot 1A in City Block 3/1631.





 1:2,400	<b>AERIAL MAP</b> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History	Case no: <u>PLAT-25-000147</u> Date: <u>12/23/2025</u>
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