

**CITY PLAN COMMISSION****THURSDAY, January 15, 2026****FILE NUMBER:** PLAT-25-000159**SENIOR PLANNER:** Hema Sharma**LOCATION:** Northwest Highway/State Highway No. 348 at Bickham Road, southwest corner**DATE FILED:** December 17, 2025**ZONING:** IM**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 10.390-acres**APPLICANT/OWNER:** Mike Harrison

**REQUEST:** An application to replat a 10.390-acre tract of land containing all of Lot 2 in City Block A/6488 and tract of land in City Block 6488 to create one lot on property located on Northwest Highway/State Highway No. 348 at Bickham Road, southwest corner.

**SUBDIVISION HISTORY:**

1. Plat-25-000035 was a request east of the present request to replat a 1.918-acre tract of land containing all Lot 1 in City Block A/6487 and City Block 6487 to create one lot on property located on Northwest Highway/State Highway Spur No. 348 at Bickham Road, southeast corner. The request was approved on April 7, 2025, but has not been recorded.
2. S245-015 was a request east of the present request to create one 3.760-acre lot from a tract of land in City Block 6487 on property located on Bickham Road, south of Northwest Highway/State Highway Spur No. 348 Highway. The request was approved on November 21, 2024, but has not been recorded.
3. S212-284 was a request southwest of the present request to create one 38.708-acre lot from a tract of land in City Block 6500 and 8367 on property located on California Crossing Road, east of Wildwood Drive. Ther request was approved on August 18, 2022, but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of IM Industrial Manufacturing 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/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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

#### **Right-of way Requirements Conditions:**

16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of California Crossing Road. *Section 51A 8.602(c)*
17. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of Northwest Highway/State Highway No. 348. *Section 51A 8.602(c)*

18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of California Crossing Road & Northwest Highway/State Highway No. 348. Section 51A 8.602(d)(1)
19. On the final plat, dedicate a minimum 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Northwest Highway/State Highway No. 348. & Bickham Road. Section 51A 8.602(d)(1)
20. TXDOT approval may be required for any driveway modifications or new access.
21. 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

**Flood Plain Conditions:**

22. On the final plat, determine the 100-year water surface elevation across this addition.
23. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
24. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
25. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
26. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
27. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
28. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

29. Prior to final plat, submit a completed final plat checklist and all supporting documents.
30. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
31. On the final plat, show distances/width across all adjoining right-of-way
32. On the final plat, show recording information on all existing easements within 150 feet of the property.

33. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

**Dallas Water Utilities Conditions:**

34. 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.
35. 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.
36. 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/ Street Name/ GIS, Lot & Block Conditions:**

37. 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 to determine street lighting requirements.
38. On the final plat, change "State Highway 348 Also Known as Northwest Highway" to "Northwest Highway/State Highway No. 348". Section 51A-8.403(a)(1)(A)(xii).
39. On the final plat, add "Newkirk Street"
40. On the final plat, identify the property as Lot 2A in City Block A/6488.







