

CITY PLAN COMMISSION**THURSDAY, AUGUST 20, 2026****FILE NUMBER:** PLAT-26-000194**SENIOR PLANNER:** Alex Castillo**LOCATION:** between Walton Walker Boulevard and Tatum Avenue, northwest corner of Davis Street**DATE FILED:** July 27, 2026**ZONING:** PD 631 (Tract 1A)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=631>**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 1.708-acres**APPLICANT/OWNER:** Brigido Rodriguez

REQUEST: An application to replat a 1.708-acre tract of land containing a portion of Lot 1 and all of lots 2 and 3 in City Block 1/8835 to create one 0.9842-acre lot and one 0.7962-acre lot on property located between Walton Walker Boulevard and Tatum Avenue, northwest corner of Davis Street.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of PD 631, (Tract 1A), 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 submitting 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 two.

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)
15. Dedicate 50 feet right of way (via Fee Simple) from the established center line of Davis St 51A 8.602(c).
16. Dedicate 28 feet right of way (via Fee Simple or Street Easement) from established center line of Tatum Avenue 51A 8.602(c); 51A 8.604(c).

Transportation Conditions:

17. Must coordinate with Transportation Development Services for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development per Section 51A-8.606, 51A-8.608.
18. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

Flood Plain Conditions:

19. On the final plat, determine the 100-year water surface elevation across this addition.
20. 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

21. 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
22. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
23. 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.*
24. 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)*
25. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

26. Submit a Completed Final Plat Checklist and All Supporting Documentation
27. Show how all adjoining right-of-way was created.
28. Show distances/width across all adjoining right-of-way.
29. On the final plat, show recording information on all existing easements within 150 feet of the property.
30. Need new/different plat name.
31. Clarify easement along south boundary line.

Dallas Water Utilities Conditions:

32. 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.
33. Water and main improvement are 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:

34. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.
35. On the final plat, change "West Davis Street" to "Davis Street (FKA State Highway No. 180 FKA Dallas & Fort Worth Turnpike).
36. On the final plat, change "Tatum Avenue to Tatum Avenue (FKA Travis Avenue).
37. On the final plat, change "North Walton Walker Blvd." to "Walton Walker Boulevard/State Highway Loop No.12".

38. On the final plat, identify the properties as Lot 1A and Lot 2A (west lot) in City Block 1/8335.





