

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 19, 2025****RECORD NO.:** PLAT-25-000158**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** California Crossing Road, west of Bickham Road**DATE FILED:** January 22, 2026**ZONING:** IR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.46-acres**APPLICANT/OWNER:** Hong S. Tak**REQUEST:** An application to create one 0.46-acre lot from a tract of land in City Block 6500 on property located on California Crossing Road, west of Bickham Road.**SUBDIVISION HISTORY:**

1. Plat-25-000159 was a request east of the present request 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. The request was approved on January 15, 2026, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial/Research 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 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 one.

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.51A 8.611(c)
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Flood Plain Conditions:

15. Determine the 100-year water surface elevation across this addition.
16. 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
17. Include additional paragraph in Owners Certificate (pertaining to the floodplain). 51A 8.611(d); DWU FLOODPLAIN MANAGEMENT; Drainage Design Manual Addendum V
18. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
19. Show natural channel set back from the crest of the natural channel.
20. Set floodway monument markers and provide documentation.
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

Survey (SPRG) Conditions:

22. Submit a completed Final Plat Checklist and All Supporting Documentation.

23. Show how all adjoining right-of-way was created.
24. Show recording information on all existing easements within 150 feet of property.

Dallas Water Utilities Conditions:

25. 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.
26. Water main improvement 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 Coordinator/ GIS, Lot & Block Conditions:

27. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva@dallas.gov to determine street lighting requirements.
28. On the final plat, change “California Crossing” to “California Crossing Road (FKA Lombardy Lane)”.
29. On the final plat, add “Newkirk Street”.
30. On the final plat, identify the property as Lot 3 in City Block A/6500.





