

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 18, 2025****FILE NUMBER:** PLAT-25-000078 (S245-227)**SENIOR PLANNER:** Hema Sharma**LOCATION:** Bell Avenue, west of Greenville Avenue**DATE FILED:** August 20, 2025**ZONING:** PD 842**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20842.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.1033-acres**APPLICANT/OWNER:** Bell Avenue Holdings, LLC

REQUEST: An application to replat a 0.1033-acre (4,500-square feet) tract of land containing portion of Lot 11 in City Block 1982 to create one lot on property located on Bell Avenue, west of Greenville Avenue.

SUBDIVISION HISTORY:

1. S178-282 was a request east of the present request to replat a 1.274-acre tract of land containing all of Lots 4 through 9 in City Block 12/1904 to create one lot on property located on Richmond Avenue, east of Greenville Avenue. The request was approved on September 6, 2018 and recorded on December 14, 2022.
2. S145-151 was a request east of the present request to replat an 8.306-acre tract of land containing all of Lots 1 and 2 in City Block 2/2066 and all of Lot 9 in City Block 1/2065, all of abandoned Bonita Avenue, and all of the abandoned alley between Lots 1 and 2 in City Block 2/2066 into one lot on property located on Belmont Avenue between Summit Avenue and Greenville Avenue. The request was approved May 7, 2015 and has not been recorded

STAFF RECOMMENDATION: The request complies with the requirements of the PD 842; 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. 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)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP). 51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9).

Right-of way Requirements Conditions:

14. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of the Alley. *Section 51A 8.602(c)*
15. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Bell Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

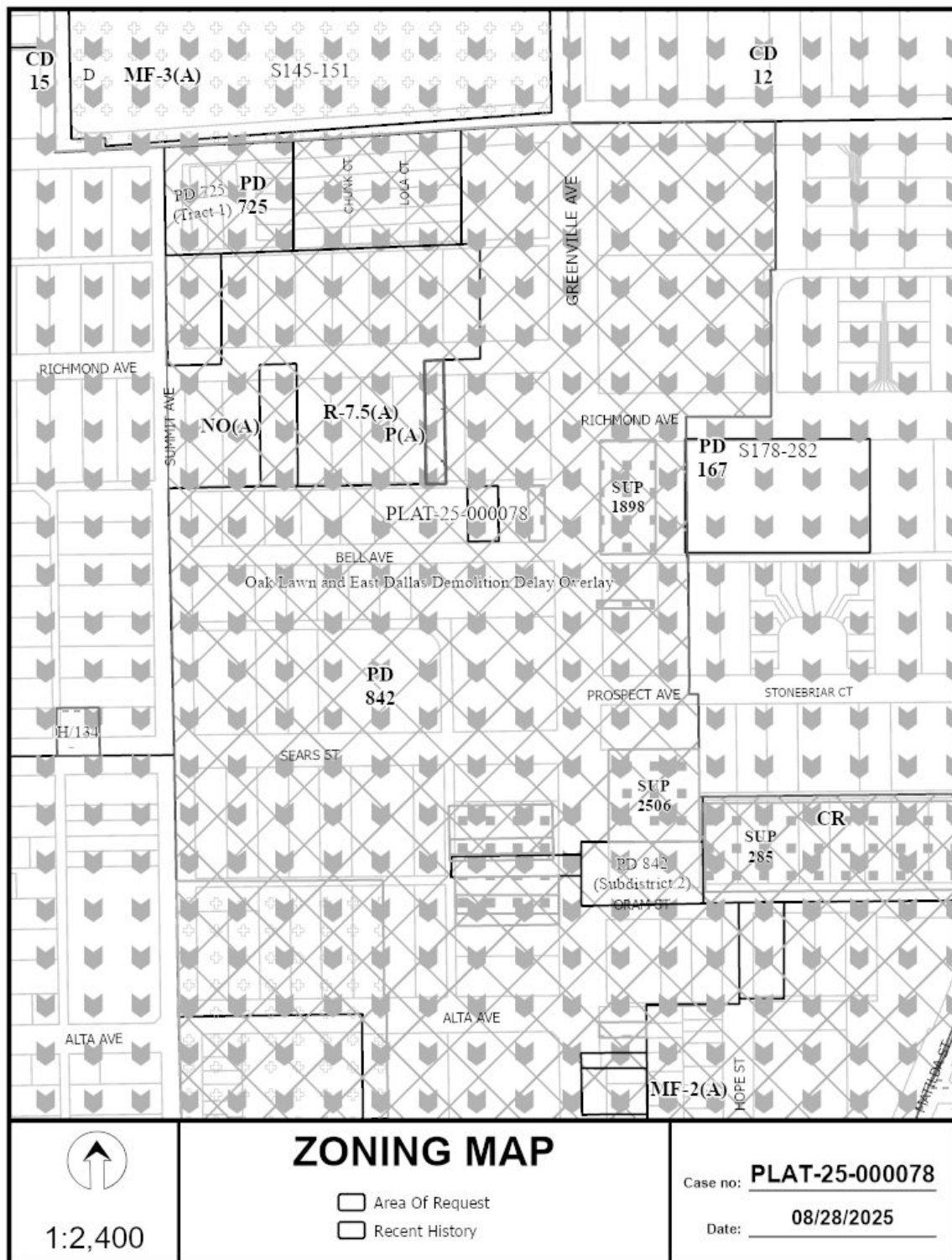
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*
18. On the final plat, show recording information on all existing easements within 150 feet of the property.

Dallas Water Utilities Conditions:

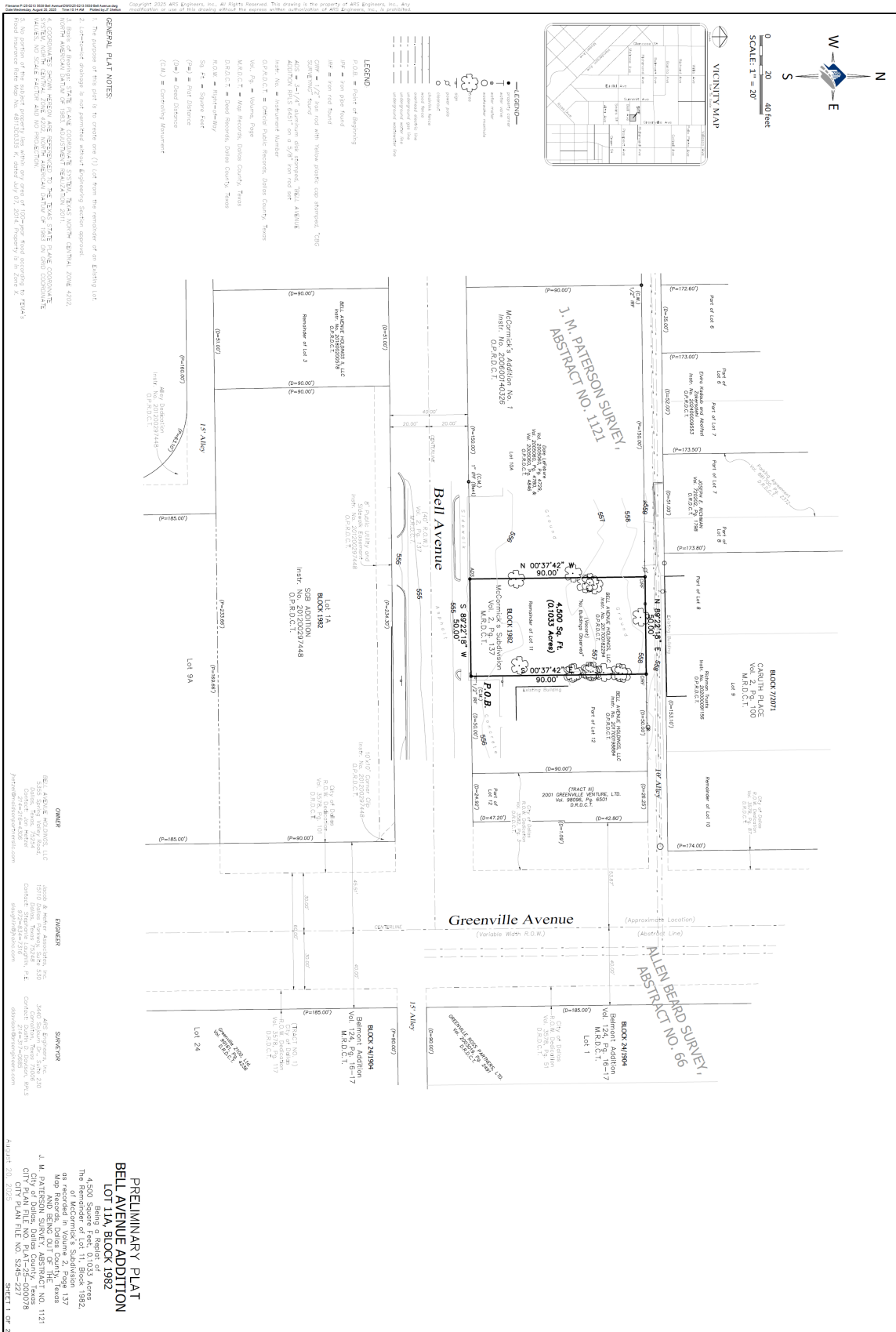
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. 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/ Arborist/ Street Name/ GIS, Lot & Block Conditions:

21. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
22. Prior to final plat, a tree survey is required for this plat. The tree survey must label all trees by size and species.
23. On the final plat, change "Bell Avenue" to "Bell Avenue (AKA Bell Street)". Section 51A-8.403(a)(1)(A)(xii).
24. On the final plat, identify the property as Lot 11A in City Block 1982.







STATE OF TEXAS)
COUNTY OF DALLAS)

Avenue (40' R.O.W.), (Volume 2, Page 137), (M.R.D.C.T.), same being the south corner of Lot 12, of said Addition;

THESE North00 degrees 37 minutes 42 seconds West, departing said northerly right-of-way line, along the east line of said Lot 10A, for a distance of 90.00 feet to a 1/2" iron rod with Yellow plastic cap staked, "CBG SURVEYING" found in the south line of a 10' Alley, of the aforementioned Addition;

THENCE South 00 degrees 37 minutes 42 seconds East, departing said south line, along the northwestern corners 22 minutes 18 seconds East, along said south line, to a distance of 50.00 feet to a 1/2" rod with yellow plastic cap stamped, "CBO SURVEYING" found, same being the northwest corner of the aforementioned Lot 12; along the west line of said Lot 12, for a distance of 90.00 feet to the POINT OF BEGINNING and containing 4,500 square feet or 0.1033 acres of land, more or less.

P.O.B. = Point of Beginning
IPF = iron pipe found

[illegible]

1. The purpose of this plat is to create one (1) lot from the remainder of an existing lot.
2. Lot-to-lot drainage is not permitted without Engineering Section approval.

5. No location of the subject property lies within any zone of 100-year flood according to FEMA's National Flood Insurance Program (NFIP) maps dated July 6, 2014. Elevation is 2798.5 X.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Water main on wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and the disruption of such additional easements herein granted shall be determined by their location as installed.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

By: BELL AVENUE HOLDINGS, LLC

Jon Hertz
Wagner

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Jon Heitzel known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____ 2025.

NOTARY PUBLIC in and for the State of Texas

Jacob & Neff Associates, Inc.
15110 Dallas Parkway, Suite 530
Dallas, Texas 75248
Contact: Stephanie Loughlin, P.E.
972-834-7316
sloughlin@jna-inc.com

SURVEYOR
ARS Engineers, Inc.
3440 Sojourn Dr., Suite 230
Corrigan, Texas 75006
Contact: Dustin D. Davidson, RPL
214-317-0685
ddavidson@arsengineers.com

Map Records, Dallas County, Texas
AND BEING OUT OF THE
J. M. PATERSON SURVEY, ABSTRACT NO. 1121
City of Dallas, Dallas County, Texas
CITY PLAN FILE NO. PLAT-25-000078
CITY PLAN FILE NO. S245-227

Dated this _____ day of _____, 2025:

RELEASED ON 09/20/25 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED ON WITMO OR FILED UPON A FINAL JUDICIAL DOCUMENT.

Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared **Dustin D. Davison**, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2025.

CERTIFICATE OF APPROVAL

I, Ray Shale, Chairperson of Great Salt Lake Chairperson of the City Planning Commission of the City of Salt Lake County, Utah, do hereby certify that the following project has been reviewed and that they find it approved with the City Planning Commission of the City of Salt Lake County, Utah, and that they will support on the _____ day of _____, A.D. 19____, by and for the Commission.

City Planning Commission
City of Salt Lake County, Utah
Salt Lake, Utah

Ray Shale, Chairperson
City Planning Commission
City of Salt Lake County, Utah
Salt Lake, Utah

**PRELIMINARY PLAT
BELL AVENUE ADDITION
LOT 11A, BLOCK 1982**