

**CITY PLAN COMMISSION**

**THURSDAY, JUNE 25, 2026**

**FILE NUMBER:** PLAT-26-000141

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Shelby Avenue, southwest of Dickason Avenue

**DATE FILED:** May 29, 2026

**ZONING:** PD 193 (MF-3)

**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-l>

**CITY COUNCIL DISTRICT:** 14

**SIZE OF REQUEST:** 1.614-acres

**APPLICANT/OWNER:** Shelby Place Condominiums, Shelby Ave Investments

**REQUEST:** An application to replat a 1.614-acre tract of land containing all of Lots 1 through 7 in City Block 4/1327, Lots 4 through 7, and part of Lots 3 in City Block 2/1336 to create one lot on property located on Shelby Avenue, southwest of Dickason Avenue.

**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 193 (MF-3); 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/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)

**Right-of-way Conditions:**

15. Dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. Section 51A 8.507(b)(1). 51A 8.602(c)
16. Dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Dickason Avenue & Shelby Street. Section 51A 8.602(c); 51A 8.604(c).
17. Dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Dickason Avenue and Shelby Street. Section 51A 8.602(d)(1).
18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. 51A 8.602(d)(1), 51A 8.608(a).
19. Dedicate 15-foot by 15-foot alley sight easement at Dickason Avenue Section 51A 8.602(e).
20. On the final plat, include a note that the site is within the \_ 60\_DNL contour of \_ Love Field\_ airport and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.
21. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

22. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.

**Survey (SPRG) Conditions:**

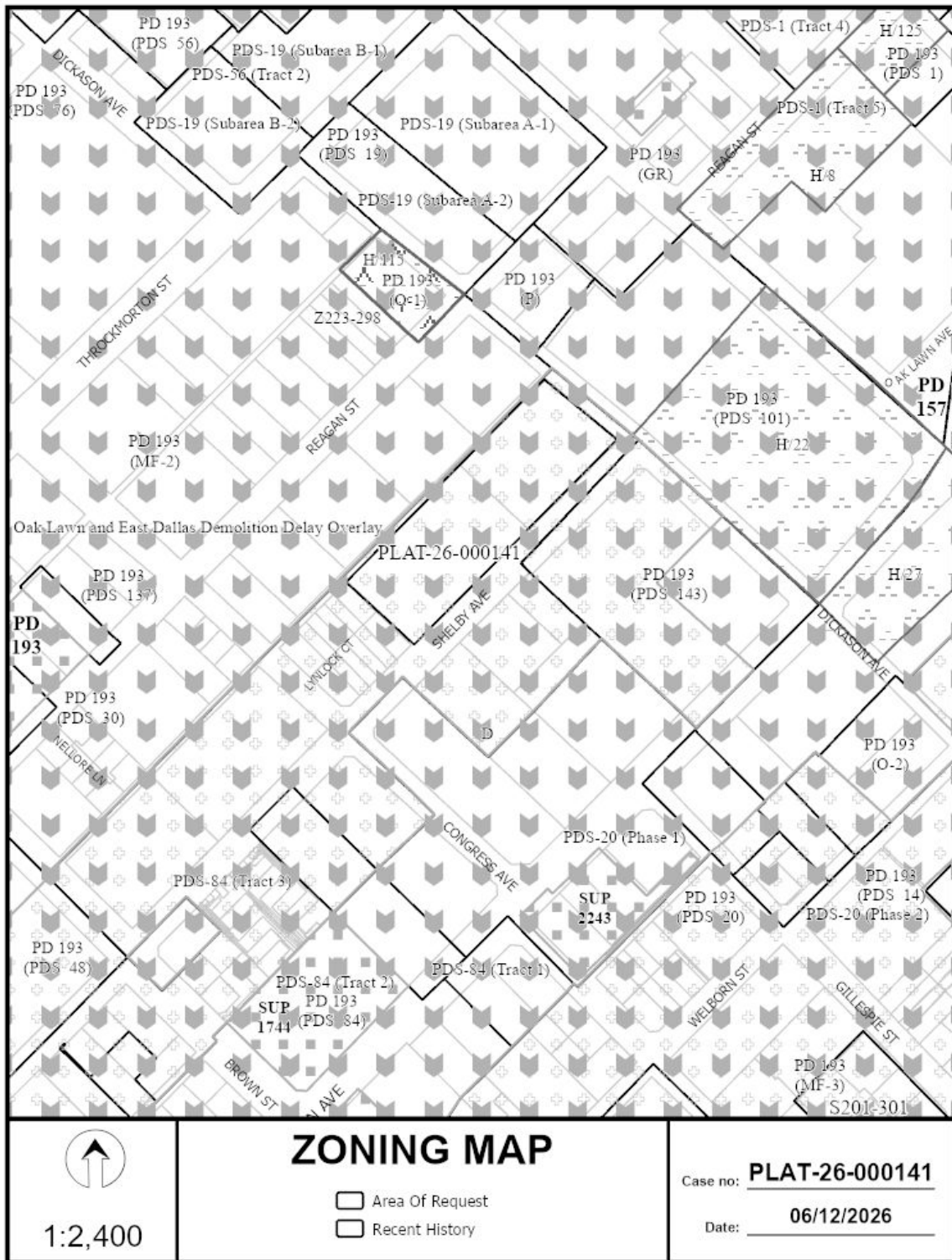
23. Prior to final plat, submit a completed final plat checklist and all supporting documents.

**Dallas Water Utilities Conditions:**

24. 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.
25. Wastewater 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.
26. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.

**Street Name Coordinator, GIS, Lot & Block Conditions:**

27. On the final plat, add "Lynlock Court".
28. On the final plat, identify the property as Lot 4A in City Block 2/1336.



  
 1:2,400

## ZONING MAP

Area Of Request  
 Recent History

Case no: **PLAT-26-000141**  
 Date: **06/12/2026**



 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area Of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <b>PLAT-26-000141</b> Date: <b>06/12/2026</b>
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