

CITY PLAN COMMISSION**THURSDAY, OCTOBER 9, 2025****RECORD NO.:** Plat-25-000086 (S245-233)**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Jefferson Boulevard, west of Montreal Avenue**DATE FILED:** September 10, 2025**ZONING:** NO(A)**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 1.029-acres**APPLICANT/OWNER:** Bishop House, LLC

REQUEST: An application to replat a 1.029-acre tract of land containing all of Lots 4 through 6 in City Block 2/4547 to create one 0.350-acre lot and one 0.679-acre lot on property located on Jefferson Boulevard, west of Montreal Avenue.

SUBDIVISION HISTORY:

1. S190-062 was a request northwest of the present request to create a 13-lot Shared Access Development with lots ranging in size from 1,242 square feet to 3,836 square feet from a 0.603-acre tract of land in City Block 4548 on property located on Davis Street at Tennant Street, southwest corner. The request was approved on January 9, 2020, and was recorded on December 8, 2022.
2. S178-146 was a request northeast of the present request to create one 1.58-acre lot and one 1.09-acre lot from a tract of land containing all of City Block 1/4736 and part of City Block 6/4736 on property located on Oak Cliff Boulevard at Davis Street, west of Stevens Village Drive. The request was approved on April 5, 2018, and was recorded on September 20, 2019.

STAFF RECOMMENDATION: The request complies with the requirements of the NO(A) Neighborhood Office 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 2.

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. 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)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 15-foot by 15-foot alley sight easement at the intersection of Jefferson Boulevard and the alley. Section 51A 8.602(e)
16. On the final plat, dedicate 15-foot by 15-foot alley sight easement at the alley and the alley. Section 51A 8.602(e)

Survey (SPRG) Conditions:

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

Dallas Water Utilities Conditions:

18. 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.

19. Water main improvements is required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. 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.

Street Light/ Street Name Coordinator/ GIS, Lot & Block Conditions:

21. 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.
22. On the final plat, change "Tenant Avenue" to "Tenant Avenue (FKA Old Hampton Avenue)".
23. On the final plat, identify the property as Lots 4A and 5A in City Block 2/4547.





