

CITY PLAN COMMISSION**THURSDAY, MARCH 5, 2026****FILE NUMBER:** PLAT-26-000050**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Lebrock Street, southwest of Tracy Road**DATE FILED:** February 6, 2026**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.29-acres**APPLICANT/OWNER:** GC Customs Commercial, LLC

REQUEST: An application to replat a 0.29-acre tract of land containing all of Lot 15 in City Block 20/6890 to create two 6,249.32-square foot lots on property located on Lebrock Street, southwest of Tracy Road.

SUBDIVISION HISTORY:

1. Plat-25-000099 was a request northwest of the present request to replat a 0.287-acre (12,499-square foot) tract of land containing all of Lot 10 in City Block 22/6890 to create two 0.143-acre (6,250-square foot) lots on property located on Blunter Street, west of Tracy Road. The request was approved by City Plan Commission on October 23, 2025, but has not been recorded.
2. S245-151 was a request northwest of the present request to replat a 0.287-acre (12,492-square foot) tract of land containing all of Lot 18 in City Block 23/6890 to create one 0.143-acre (6,243-square foot) lot and one 0.144-acre (6,249-square foot) on property located on Kemrock Drive, west of Tracy Road. The request was approved on May 22, 2025, and was recorded on February 10, 2026.
3. S223-043 was a request southwest of the present request to replat a 0.287-acre tract of land containing all of Lot 16 in City Block 18/6890 to create two 0.143-acre (6,250 square foot) lots on property located on Benrock Street, east of Kemrock Street. The request was approved on January 5, 2023, but has not been recorded.
4. S212-250 was a request northwest of the present request to replat a 0.287-acre (12,499-square foot) lot containing all of Lot 10 in City Block 22/6890 to create two 6,250-square foot lots on property located on Blunter Street, northwest of Lyola Street. The request was denied on July 21, 2022, City Planning Commission Hearing.
5. S212-248 was a request southeast of the present request to replat a 0.287-acre (12,499-square foot) lot containing all of Lot 15 in City Block 16/6890 to create two 6,250-square foot lots on property located on Kavasara Drive, southwest of Tracy Road. The request was approved on July 21, 2022, and was recorded on January 26, 2024.
6. S201-725 was a request northwest of the present request to replat a 0.287-acre tract of land containing all of Lot 10 in City Block 22/6890 to create two 6,250-

square foot lots on property located on Blunter Street, northwest of Lyola Street. The request was denied by City Plan Commission on September 3, 2021.

7. S201-612 was a request east of the present request to replat a 0.287-acre tract of land containing all of Lot 5 in City Block 24/6890 to create one 6,241-square foot lot and one 6,246-square foot lot on property located on Tracy Road, northwest of Simpson Stuart Road. The request was approved on April 8, 2021, and was recorded on September 18, 2024.

PROPERTY OWNER NOTIFICATION: On February 13, 2026, 29 notices were sent to property owners within 200 feet of the proposed plat boundary.

STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

- The properties to the north line of Lebrock Street have areas ranging in size from 5,749 square feet to 12,293 square feet and are zoned R-5(A) Single Family District (*Refer to the existing area analysis map*).
- The properties to the south line of Lebrock Street have areas ranging in size from 6,019 square feet to 12,969 square feet and are zoned R-5(A) Single Family District (*Refer to the existing area analysis map*).

The request lies in R-5(A) Single Family District which has a minimum lot area requirement of 5,000 square feet. The request is to create two 6,249.32-square foot lots.

Staff find that there is a variation in the lot pattern within the immediate vicinity of the request (refer to the existing analysis map and aerial map). The request complies with the zoning requirement of the R-5(A) Single Family District and is in compliance with Section 51A-8.503; therefore, staff recommends approval 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 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. "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. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Lebrock Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Flood Plain Conditions:

17. On the final plat, determine the 100-year water surface elevation across this addition.
18. 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
19. 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
20. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
21. 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.*
22. 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)*
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

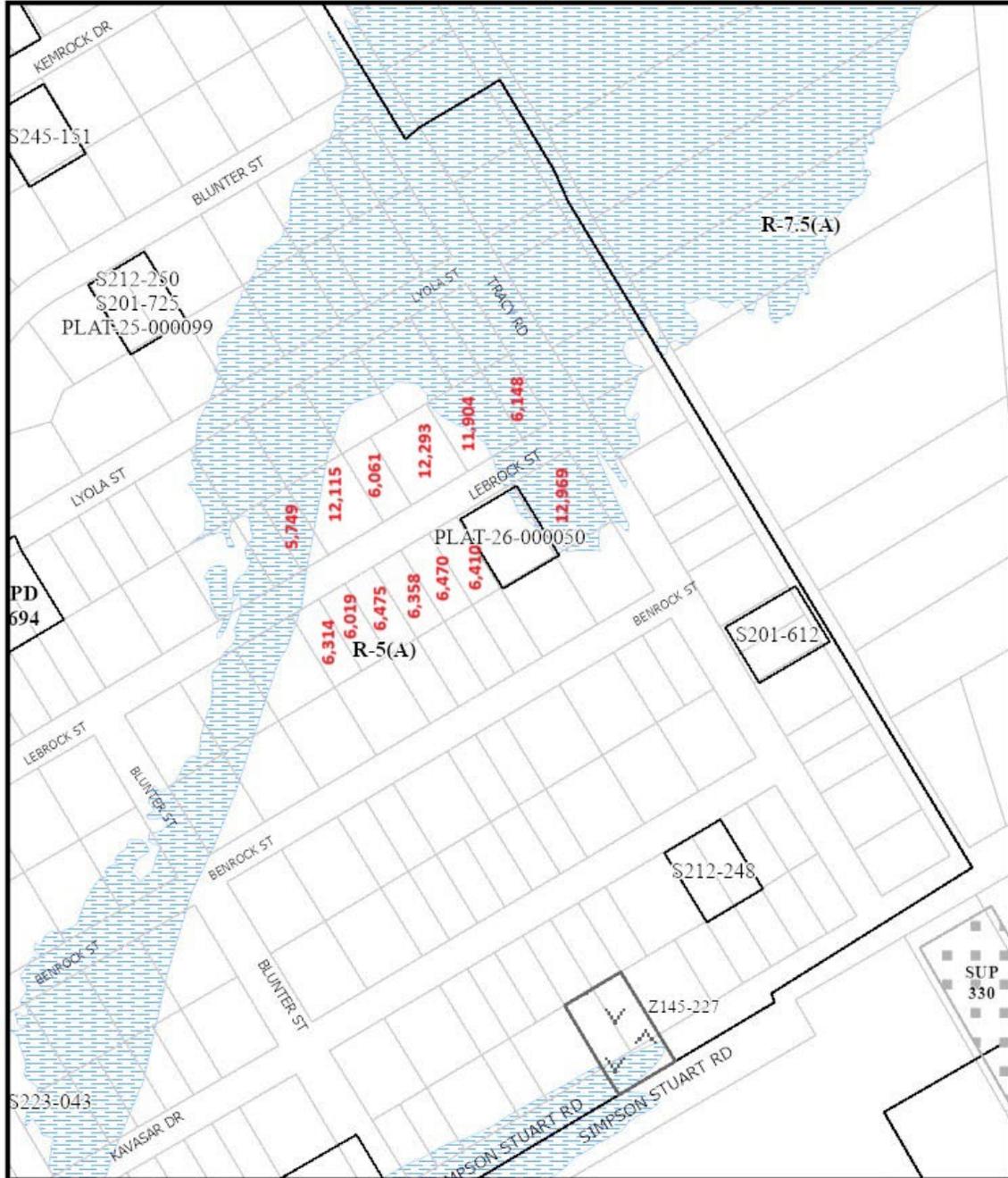
Survey (SPRG) Conditions:

24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
25. On the final plat, show distances/width across all adjoining right-of-way
26. On the final plat, chose a new or different addition name.

GIS, Lot & Block Conditions:

27. On the final plat, identify the property as Lots 15A & 15B in City Block 20/6890.

ALL AREAS ARE IN SQUARE FEET



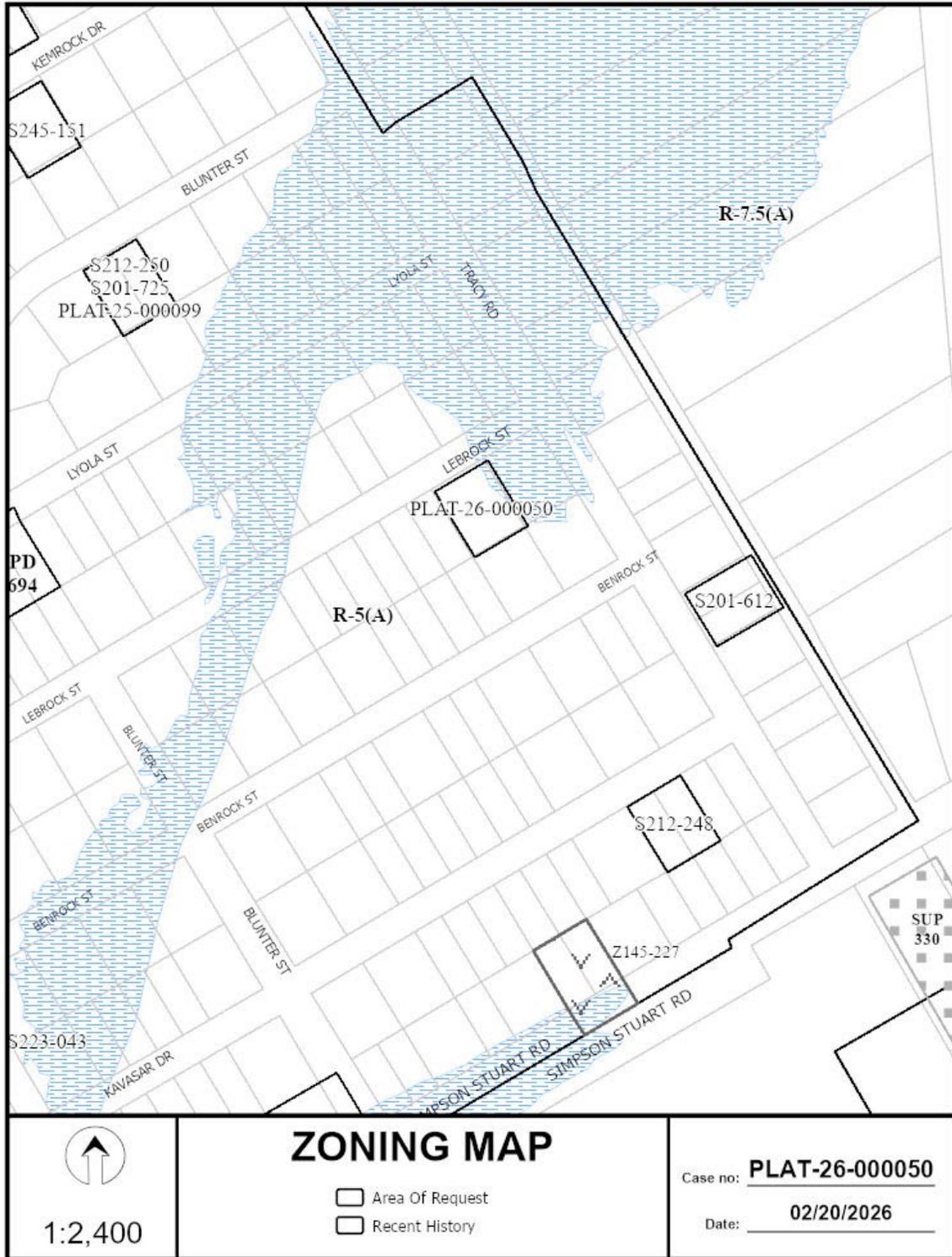
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EXISTING AREA ANALYSIS MAP

- Area Of Request
- Recent History

Case no: **PLAT-26-000050**

Date: **02/20/2026**

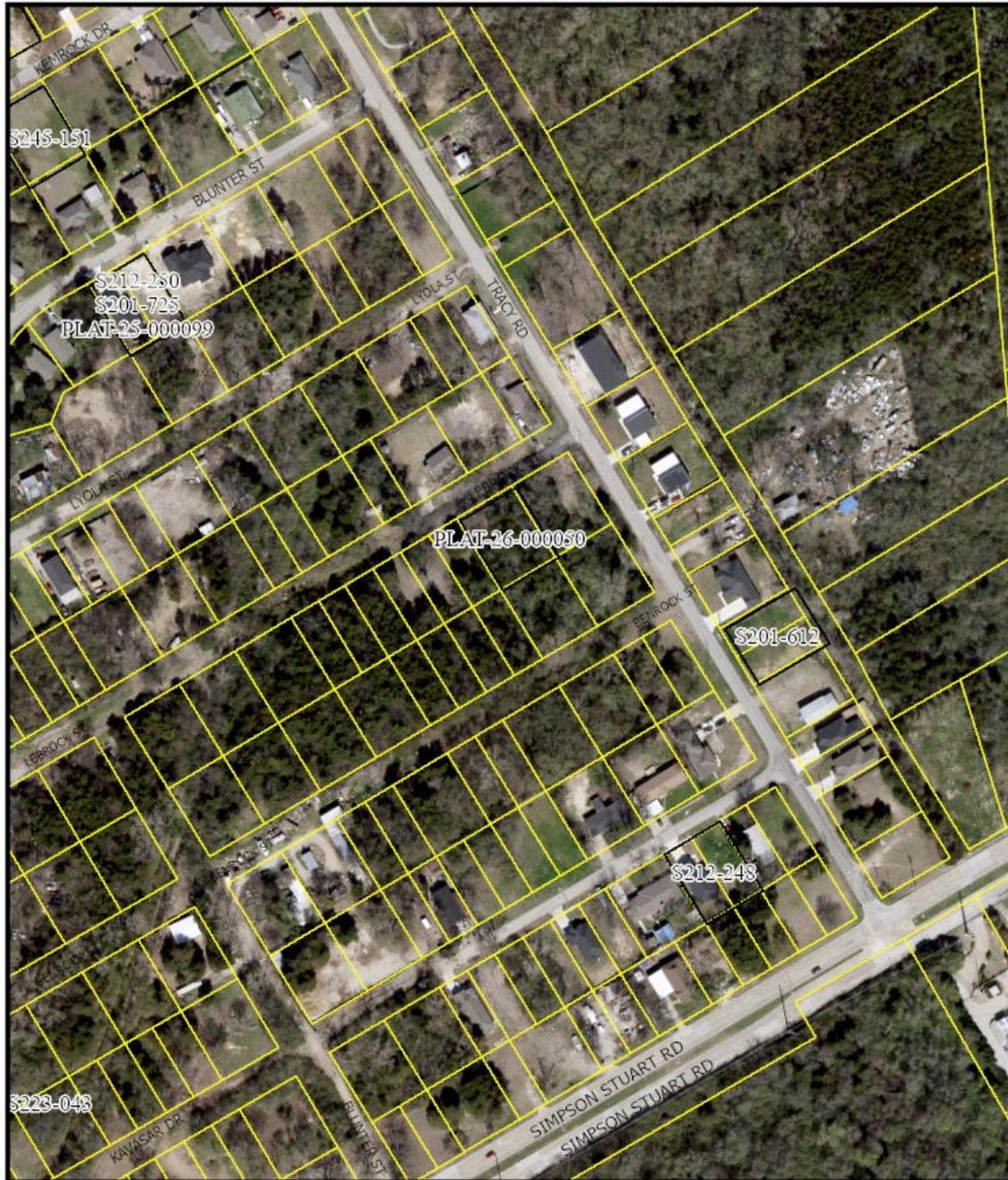


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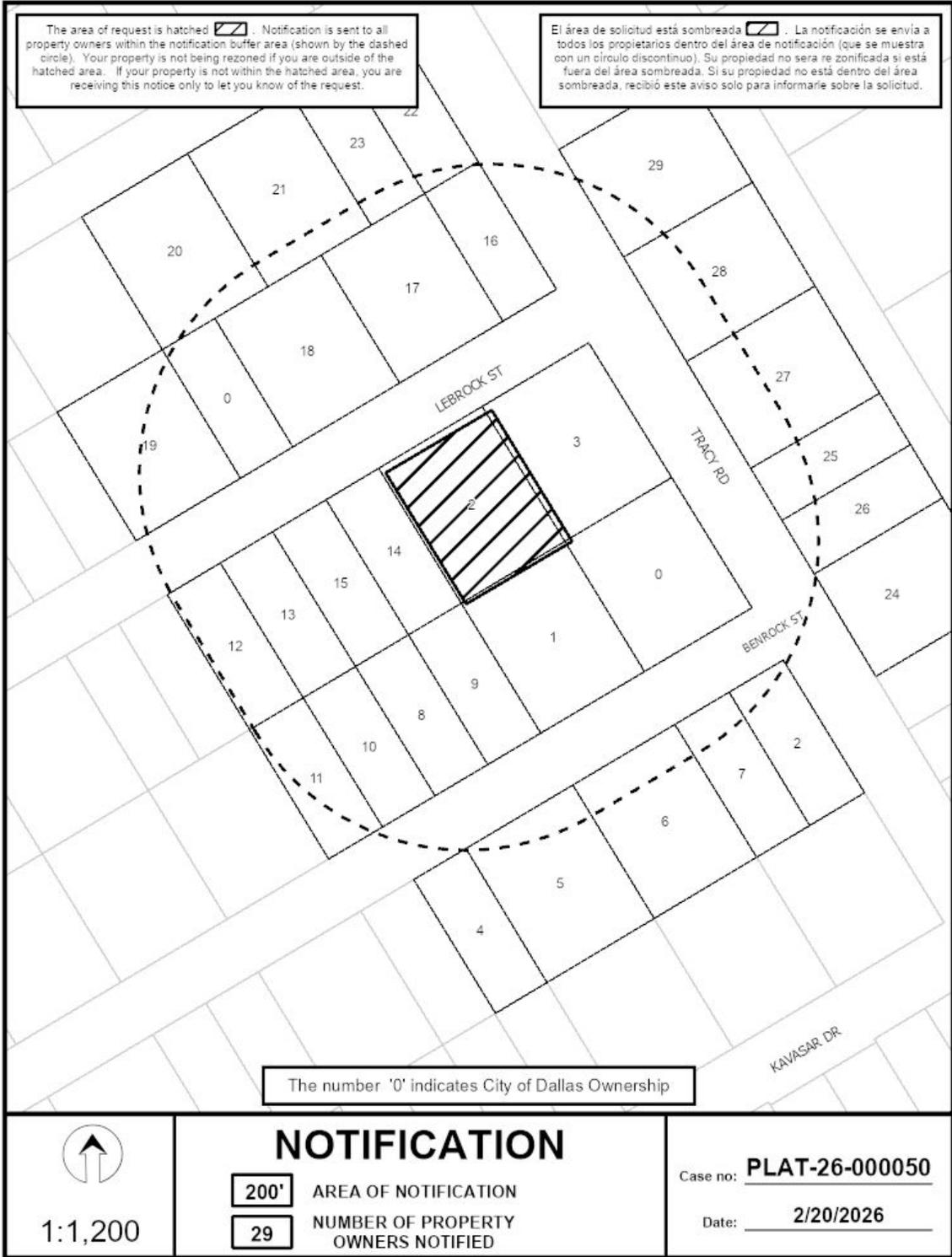
ZONING MAP

- Area Of Request
- Recent History

Case no: **PLAT-26-000050**
 Date: **02/20/2026**



 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History 	Case no: PLAT-26-000050 Date: 02/20/2026
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02/11/2026

Notification List of Property Owners

PLAT-26-000050

29 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2955 BENROCK ST	PATEL KUSH
2	2962 BENROCK ST	KB WORLDWIDE INC
3	2862 LEBROCK ST	JERMANY WADE JR
4	2938 BENROCK ST	BILLS DENISHA
5	2946 BENROCK ST	TIER 1 REAL ESTATE LLC
6	2954 BENROCK ST	TIER 1 REAL ESTATE LLC
7	2958 BENROCK ST	EDWARDS TONYA D
8	2943 BENROCK ST	MIDDLETON W A
9	2947 BENROCK ST	MARTIN ERIC W SR
10	2939 BENROCK ST	MIDDLETON W A ESTATE OF
11	2935 BENROCK ST	TAYLOR EUGENE EST OF
12	2834 LEBROCK ST	DAVILA JOSE
13	2838 LEBROCK ST	HOWARD PAUL DOUGLAS
14	2846 LEBROCK ST	MASTERS RODNEY &
15	2842 LEBROCK ST	SHAW MARQUITA ET AL
16	2863 LEBROCK ST	TORRES LUIS ALBERTO &
17	2855 LEBROCK ST	NEXUS SERIES B LLC
18	2847 LEBROCK ST	MAJORS LIZZIE EST OF
19	2839 LEBROCK ST	DIAZ JOSE OSSIEL
20	2846 LYOLA ST	PHILLIPS ROBERT
21	2854 LYOLA ST	JONES LATOYA SHANTE
22	2862 LYOLA ST	SMITH HELEN
23	2858 LYOLA ST	MAYS MARY
24	6304 TRACY RD	PEREZ MARIA LORENA
25	6214 TRACY RD	ANTHONY BOYD IRA LLC
26	6216 TRACY RD	HARPER JOHNNIE

02/11/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6208 TRACY RD	HERRERA JOEL EDUARDO G
28	6202 TRACY RD	GRADO ERIC ANTHONY
29	6118 TRACY RD	CRUZ MICHELLE MILAN

