

**CITY PLAN COMMISSION****THURSDAY, OCTOBER 10, 2024****FILE NUMBER:** S234-190**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Beckley Avenue at West Commerce Street, northwest corner**DATE FILED:** September 11, 2024**ZONING:** PD 714 (Subdistrict 1A)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20714.pdf>**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 10.835-acres**APPLICANT/OWNER:** RFA 201 W Commerce, LLC, 2601 N. Beckley, LLC, 201 W Commerce, LLC, Beckley Commerce Acquisitions, LLC, 2525 Beckley, LLC, Fountain Grass, LLC, Lemon Grass, LLC,**REQUEST:** An application to create one 10.835-acre lot and to dedicate a right-of-way from a tract of land containing all of Lots 129 through 177 in City Block 6822, all of Lots 2A, 5 through 6 and part of Lot 7 and 8 in City Block B/6823, all of Lots 5 through 8, and part of Lots 1 through 4 in City Block C/6823, and part of Lots 6 and 7 in City Block D/6823 on property located on Beckley Avenue at West Commerce Street, northwest corner.**SUBDIVISION HISTORY:**

1. S212-335 was a request southeast of the present request to replat a 0.746-acre tract of land containing all of Lots 1 and 2 in City Block 4/6810, part of City Block 4/6810, and an abandoned alley to create a 24-lot shared access development ranging in size from 654 square feet to 1,557 square feet and 2 common areas on property located on Wink Street, east of Langford Street. The request was approved on October 6, 2022, but has not been recorded.
2. S212-325 was a request southeast of the present request to replat a 0.746-acre tract of land containing all of Lots 1 and 2 in City Block 4/6810, part of City Block 4/6810, and an abandoned alley to create a 24-lot shared access development ranging in size from 654 square feet to 1,133 square feet and 2 common areas on property located on Wink Street, east of Langford Street. The request was withdrawn September 2, 2022.
3. S201-602 was a request southeast of the present request to replat a 2.0238-acre tract of land containing all of Lot 1 in City Block 3404 and all of City Block 3404 to create one lot on property located on Beckley Avenue, south of Commerce Street. The request was approved on March 25, 2021, and recorded on June 26, 2024.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 714 (Subdistrict 1A); 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. 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)
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 50 feet of right-of-way (via fee simple) from the established center line of Beckley Avenue. *Section 51A 8.602(c)*
17. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of West Commerce Street. *Section 51A 8.602(c)*
18. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of West Main Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of West Commerce Street & Wales Street. Section 51A 8.602(d)(1)
20. 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. *Section 51A 8.602(d)(1), 51A 8.608(a)*
21. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*
22. Must coordinate with DWU-Floodplain regarding the close proximity to the Trinity River.

**Survey (SPRG) Conditions:**

23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show recording information on all existing easements within 150 feet of the property.
25. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
26. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

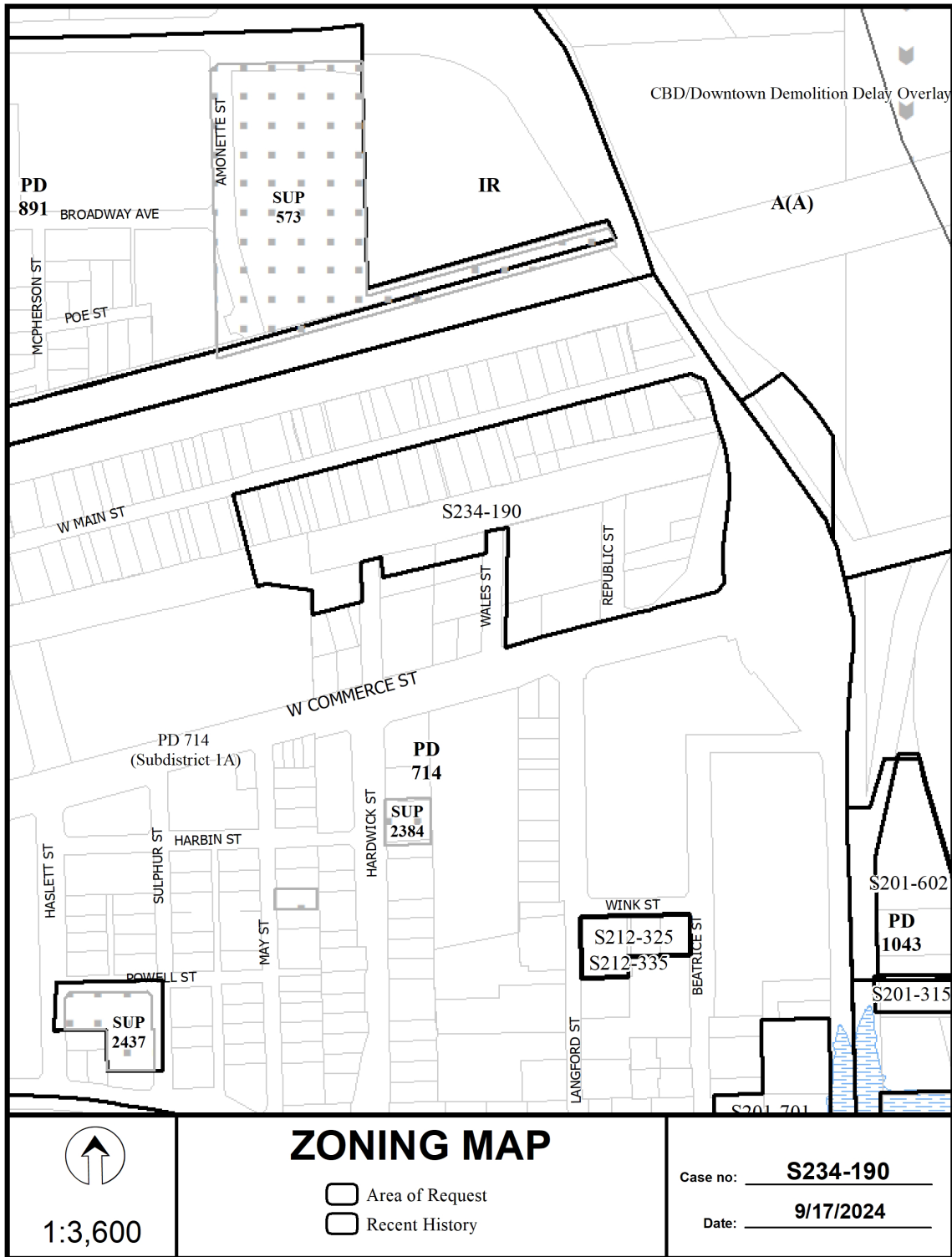
**Dallas Water Utilities Conditions:**

27. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).

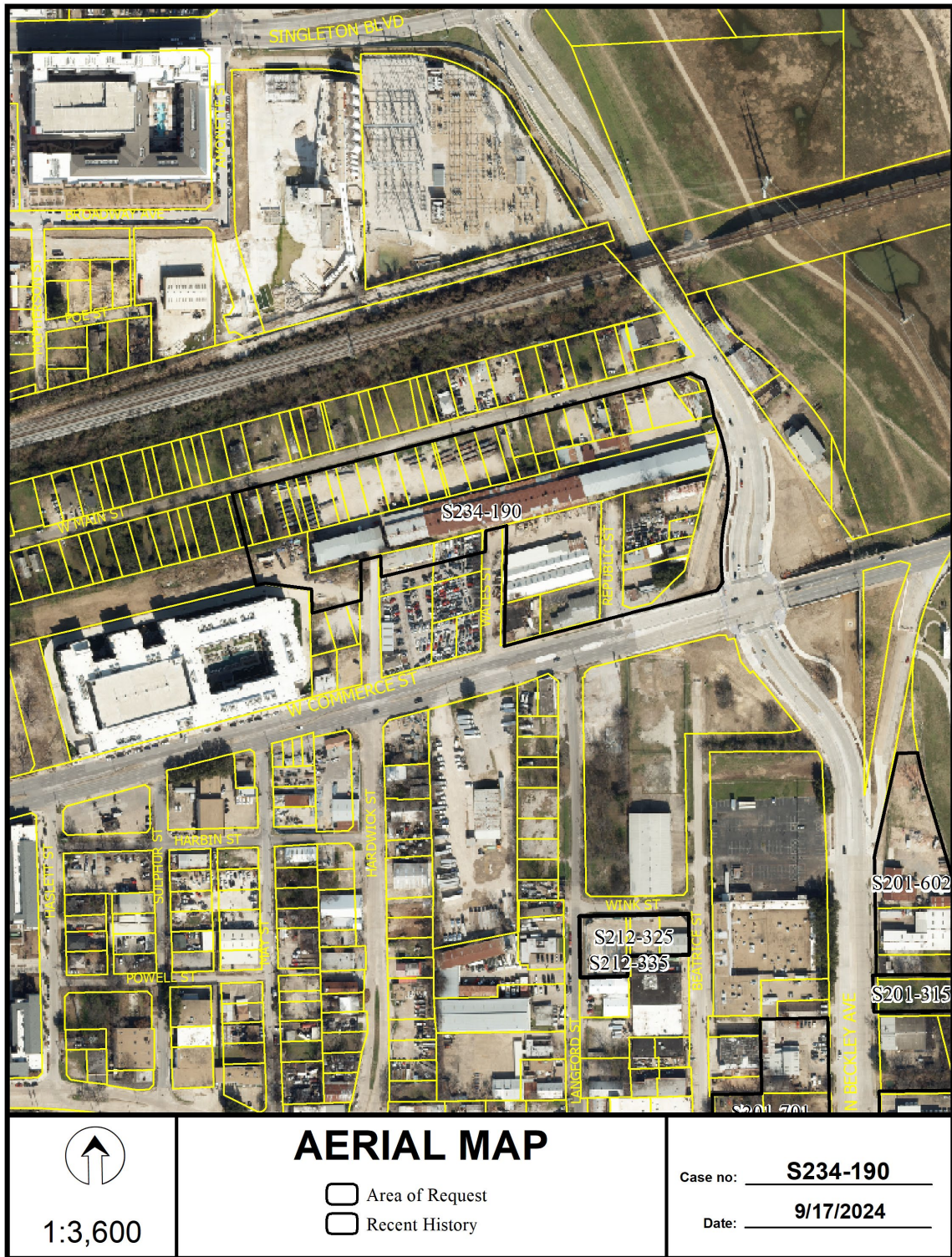
28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

**Street Light/ Real Estate/ Street Name/ GIS, Lot & Block Conditions:**

31. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
32. Prior to the final plat, please note closures and vacates on the plat as follows: Closure and vacate authorized by Ordinance No. \_\_\_\_\_, recorded as Inst. No. \_\_\_\_\_.
33. Prior to the final plat, remove the wrought iron fence and metal building encroachments in right-of-way and provide written confirmation including photos to Real Estate.
34. On the final plat, change "West Main Street (FKA Golden Gate Avenue)" To "West Main Street (FKA Golden Gate Drive)" Section 51A-8.403(a)(1)(A)(xii).
35. On the final plat, change "North Beckley Avenue (FKA Eagle Ford Road) and North Beckley Avenue (FKA Stemmons Avenue)" To "Beckley Avenue (FKA Eagle Ford Road FKA Stemmons Avenue)" Section 51A-8.403(a)(1)(A)(xii).
36. On the final plat, rename "Taliaferro Street" To "Alley (FKA Taliaferro Street FKA Beatrice Street)"
37. On the final plat, identify the property as Lot 2B in City Block B/6823.















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**OWNER**  
 SALTCCO GROUP, INC.  
 500 N. MARSH STREET, SUITE 3000  
 DALLAS, TEXAS 75201  
 (214) 412-2122

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NO.	OWNER FILE	OWNER FILE
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**PREPARED BY:**  
 TPC WEST OVERLOOK  
 ADDITION No. 1  
 LOT 11A, BLOCK B/6823  
 471,953 S.F. OR 10.835 AC.  
 BEING A PART OF

**OWNER:**  
 BLOCK 6823  
 WEST OVERLOOK  
 L. R. BOWEN'S WEST COMMERCE STREET ADDITION  
 129 N. COMMERCE STREET, AUSTIN, TX  
 WILLIAM P. O'BRYEN STREET, AUSTIN, TX  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**CITY PLAN FILE NUMBER:** S234-190  
**CITY ENGINEER PLAN FILE NUMBER:** 3111-XXX

**SGI**  
 SALTCCO GROUP, INC.  
 500 N. MARSH STREET, SUITE 3000  
 DALLAS, TEXAS 75201  
 (214) 412-2122

**SGI Project No. 17782** (Town P.L. 1-5467) : Town 10815, Plan 1070060

