

**CITY PLAN COMMISSION****THURSDAY, March 26, 2026****FILE NUMBER:** PLAT-26-000073**SENIOR PLANNER:** Hema Sharma**LOCATION:** Illinois Avenue, east of Bonnie View Boulevard**DATE FILED:** February 26, 2026**ZONING:** CR**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 1.418-acres**APPLICANT/OWNER:** SLC Illinois LLC

**REQUEST:** An application to replat a 1.418-acre tract of land containing portion of City Block 6091 to create one lot on property located on Illinois Avenue, east of Bonnie View Boulevard.

**SUBDIVISION HISTORY:**

1. S212-271 was a request southeast of the present request to create one 0.407-acre lot from a tract of land in City Block 4/6091 on property located on Illinois Avenue at Southern Oaks Boulevard, northeast corner. The request was approved on August 4, 2022 but had not been recorded.
2. S212-055 was a request south of the present request to replat a 2.351-acre tract of land containing all of Lot 1, 2, and 3 in City Block 6079 to create one lot on property located on Bonnie View Road at Overton Road, south corner. The request was approved on January 6, 2022 but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the CR Community Retail District; 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/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)

**Traffic Conditions:**

15. Illinois Ave is on the City of Dallas Thoroughfare Plan and classified as Principal Arterial with M-6-D(A) dimensions which requires 100 feet of ROW (or 50 feet from established centerline.)
16. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
17. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.

**Survey (SPRG) Conditions:**

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

**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. Wastewater 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.
21. 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.

**Real Estate/ GIS, Lot & Block Conditions:**

22. Prior to the final plat, please confirm ownership of the area located between Lot 1 and Lot 3 Block D/6091 to Real Estate Division.
23. On the final plat, identify the property as Lot 6 in City Block D/6091.





1:2,400

### AERIAL MAP

- Area Of Request
- Recent History

Case no: **PLAT-26-000073**

Date: **03/05/2026**

