

CITY PLAN COMMISSION**THURSDAY, JUNE 11, 2026****FILE NUMBER:** PLAT-26-000116**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Illinois Avenue at Cockrell Hill Road, southeast corner**DATE FILED:** May 14, 2026**ZONING:** RR**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 2.2260-acres**APPLICANT/OWNER:** QT South, LLC

REQUEST: An application to replat a 2.2260-acre tract of land containing part of Lot D in City Block 3/6983, part of City Blocks 6983 and 6114 to create one lot on property located on Illinois Avenue at Cockrell Hill Road, southeast corner.

SUBDIVISION HISTORY:

1. Plat-26-000115 is a request south of the present request to create one 0.5710-acre lot from a tract of land in City Block 6114 on property located on Illinois Avenue, east of Cockrell Hill Road. The request is scheduled for a City Plan Commission hearing on June 11, 2026.
2. S223-248 was a request northwest of the present request to create one 5.8788-acre lot from a tract of land in City Block 5957 and to dedicate a right of way on property located on Illinois Avenue at Cockrell Hill Road, northwest corner. The request was approved on October 5, 2023, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the RR Regional Retail 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 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. "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 Conditions:

16. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at Cockrell Hill Road and Illinois Avenue. Section 51A 8.602(d)(1).
17. 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).
18. 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.

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. Show distances/width across all adjoining right-of-way.
21. Show recording information on all existing easements within 150' of property.
22. Show all additions or tracts of land within 150' of property with recording information.
23. Need new/different plat name.
24. Show survey abstract line on the face of the plat.
25. Verify and update recording source information (i.e. MRDCT, DRDCT, OPRDCT etc.)

Dallas Water Utilities Conditions:

26. 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.
27. 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.
28. 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.

GIS, Lot & Block Conditions:

29. On the final plat, identify the property as Lot 1A in City Block 3/6983.





