

CITY PLAN COMMISSION**THURSDAY, MARCH 6, 2025****FILE NUMBER:** S245-100**SENIOR PLANNER:** Hema Sharma**LOCATION:** Tenth Street, west of Adams Avenue**DATE FILED:** February 6, 2025**ZONING:** PD 830 (Subdistrict 3)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20830.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.508-acres**APPLICANT/OWNER:** Awais Ahmed; NKAP, LLC.

REQUEST: An application to replat a 0.508-acre tract of land containing part of Lot 13 and all of Lots 14 and 15 in City Block 44/3164 to create one lot on property located on Tenth Street, west of Adams Avenue.

SUBDIVISION HISTORY:

1. S212-174 was a request north of the present request to replat a 1.694-acre tract of land containing all of Lots 1 through 6, and part of Lot 7 in City Block 35/3155 to create one lot on property located on Tenth Street at Llewellyn Avenue, northeast corner. The request was approved on May 19, 2022 but has not been recorded.
2. S212-094 was a request north of the present request to replat a 0.2121-acre tract of land containing part of Lots 9 and 10 in City Block 35/3155 to create one 4,507-square foot lot and one 4,730-square foot lot on property located on Adams Avenue at Tenth Street, northwest corner. The request was approved on March 3, 2022 but has not been recorded.
3. S212-074 was a request north of the present request to replat a 0.2121-acre tract of land containing part of Lots 9 and 10 in City Block 35/3155 to create one 4,507-square foot lot and one 4,730-square foot lot on property located on Adams Avenue at Tenth Street, northwest corner. The request was withdrawn on February 2, 2022.
4. S212-021 was a request northwest of the present request to replat a 0.725-acre tract of land containing all of Lots 19 and 20 and part of Lot 18 in City Block 35/3155 to create one lot on property located on Ninth Street at Llewellyn Avenue, southeast corner. The request was approved on November 18, 2021 but has not been recorded.
5. S201-609 was a request northeast of the present request to replat a 0.558-acre tract of land containing all of Lots 17, 18, and part of Lot 19 in City Block 36/3156 to create one lot on property located on Ninth Street, east of Adams Avenue. The request was approved on April 08, 2021 and recorded on February 11, 2022.
6. S190-178 was a request southeast of the present request to replat a 0.198-acre tract of land containing part of Lots 1 and 2 in City Block 43/3163 to create one

lot on property located on Sunset Avenue, east of Adams Avenue. The request was approved on July 23, 2020 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 830 (Subdistrict 3); 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)

Survey (SPRG) Conditions:

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. 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:

18. 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).
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. Water and 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.

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

21. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
22. Prior to the final plat, contact Real Estate with photographic and written evidence that the one-story building, chain link fence and wooden fence are removed from the public right-of-way.
23. On the final plat, identify the property as Lot 13A in City Block 44/3164.





