

CITY PLAN COMMISSION**THURSDAY, January 15, 2026****FILE NUMBER:** PLAT-25-000170**SENIOR PLANNER:** Hema Sharma**LOCATION:** bounded by Jackson Street, Lamar Street, Wood Street, and Austin Street**DATE FILED:** December 18, 2025**ZONING:** CA-1(A)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.918-acres**APPLICANT/OWNER:** Metro Dallas Downtown Investments, LLC

REQUEST: An application to replat a 0.918-acre tract containing all of Lots 1 through 8 in City Block 35/50 to create 0.536-acre lot and one 0.382-acre lot on property bounded by Jackson Street, Lamar Street, Wood Street and Austin Street.

SUBDIVISION HISTORY:

1. Plat-25-000132 was a request southeast of the present request to replat a 63.182-acre tract of land containing City Blocks A/419, A/423, A/428, 331, 331-1/2, 332, A/430, B/433, C/436, D/431, E/434, F/437, G/438, H/435, and to abandon rights-of way to create 6 lots ranging in size from 0.4708-acre to 25.9490-acre and to dedicate a rights-of-way on property located on R.L. Thornton Freeway/Interstate Highway No. 30, west of Akard Street. The request was approved on November 20, 2025, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of CA-1(A) Central Area 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 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)

Right-of way Requirements Conditions:

15. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Austin Street & Jackson Street. Section 51A 8.602(d)(1)
16. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Jackson Street & Lamar Street. Section 51A 8.602(d)(1)
17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Lamar Street & Wood Street. Section 51A 8.602(d)(1)
18. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Austin Street & Wood Street. Section 51A 8.602(d)(1)
19. 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)*

20. 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:

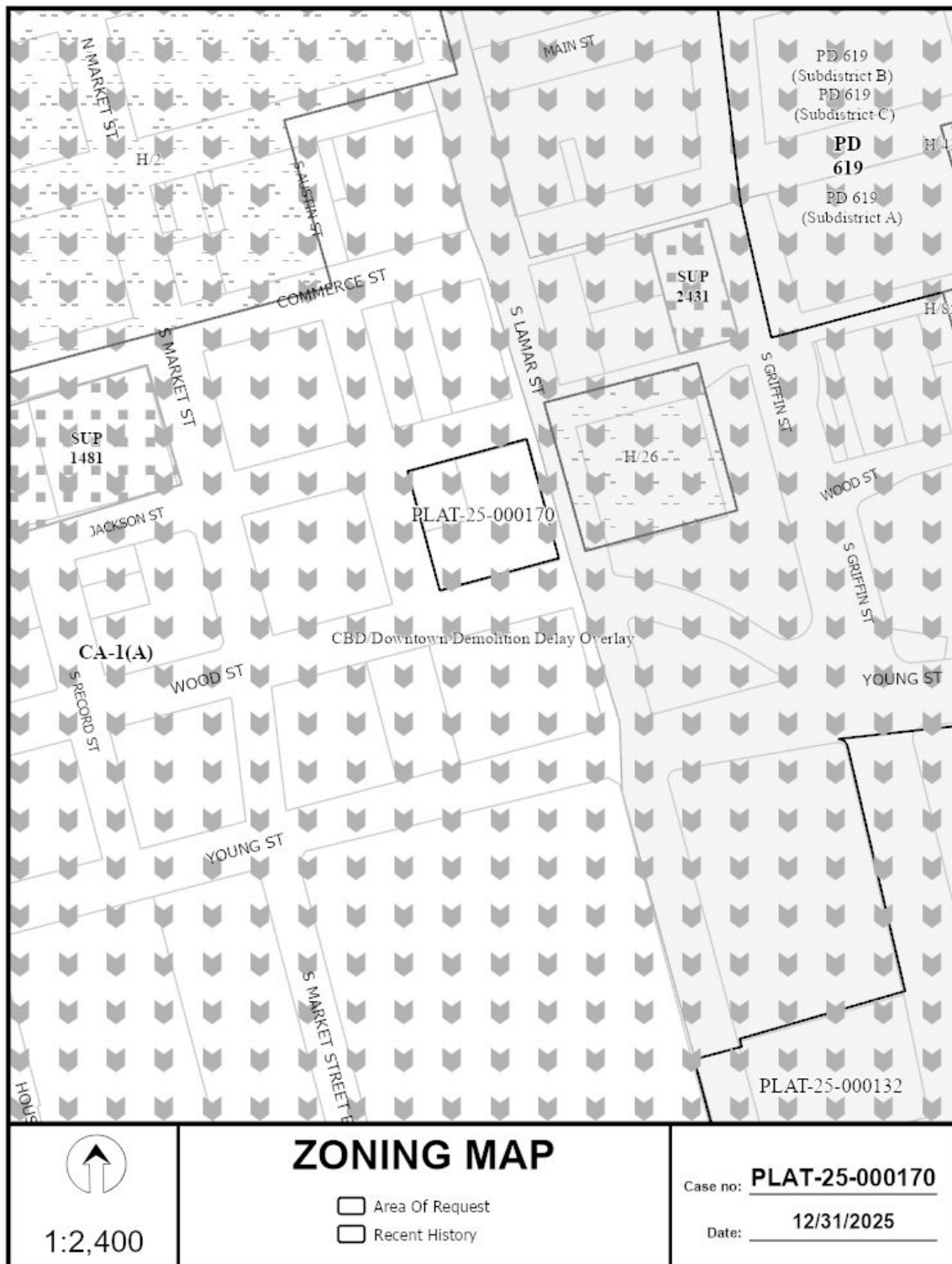
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. *Platting Guidelines.*
24. Set monuments not in compliance with the City Monument Ordinance need to be approved by the City Surveyor, Public Works Department through the Alternate Monument Request form.

Dallas Water Utilities Conditions:

25. 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.
26. 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/ Street Name/ GIS, Lot & Block Conditions:

27. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva1@dallas.gov to determine street lighting requirements.
28. On the final plat, identify the property as Lots 1A & 2A (Lot 1A should be the eastern lot) in City Block 35/50.





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follows:

right-of-way line of Wood Street (80 foot right-of-way);

West, a distance of 0.65 feet;

Mag Nail for the intersection of said northeast right-of-way line of Austin Street and the southeast right-of-way line of Jackson Street (ROR right-of-way) from

with a Meg Nail for the intersection of the said southeast right-of-way line of

POINT OF BEGINNING and containing 40,000 square feet or 0.918 acres of

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

City of Dallas, Texas.

METRO DALLAS DOWNTOWN INVESTMENTS, LLC

Metul Patel - Partner

COUNTY OF DALLAS

statements in the foregoing certificate are true.

_____, 2025.

Notary Public in and for the State of Texas

1. 10. 1999

precise representation of this Signed Final Part

relied upon as a final survey document. (12/18/2025)

Texas Registered Professional Land Surveyor No. 5382

COUNTY OF DALLAS

_____ 2025.

Notary Public in and for the State of Texas

RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

_____ A.D. 20_____ by said Commission

Ph. africanus and *Ph. laticornis* are *Ph. africanus*.

Dallas, Texas

Secretary

PRELIMINARY REPLAT

LOI 1A & 2A, BLOCK 35/50

LOIS 1 - 8, BLOCK 35/50
MAP OF THE TOWN OF DALLAS

SITUATED IN THE
JOHN NEELEY BRYAN SURVEY

ADDITIONAL NO. 140
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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