

CITY PLAN COMMISSION**THURSDAY, MAY 7, 2026****FILE NUMBER:** PLAT-26-000108**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Avondale Avenue, west of Throckmorton Street**DATE FILED:** April 10, 2026**ZONING:** PD 193 (MF-2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.386-acres**APPLICANT/OWNER:** AM8-Avondale Triangle, LLC; 2CK Avondale, LLC

REQUEST: An application to replat a 0.386-acre tract of land containing part of Lots 4 and 5 in City Block 1/1506 to create one lot on property located on Avondale Avenue, west of Throckmorton Street.

SUBDIVISION HISTORY:

1. PLAT-25-000040 was a request of southeast of present request to replat a 0.1837-acre tract of land containing all of Lot 16 in City Block 23/1573 to create one 2,075-square foot lot, one 2,600-square foot lot, and one 3,325-square foot lot on property located on Knight Street at Holland Avenue, west corner. The request was approved on August 7, 2025, but has not been recorded.
2. Plat-25-000015 (S245-182) was a request southeast of the present request to replat a 0.1837-acre (8,000-square foot) tract of land containing all of Lot 16 in City Block 32/1573 to create 4 lots ranging in size from 0.0344-acre (1,500-square foot) to 0.0631-acre (2,750-square foot) lot on property located on Knight Street at Holland Avenue, northwest corner. The request was denied by the City Plan Commission on June 26, 2025.
3. S234-181 was a request of southeast of present request to replat a 0.551-acre tract of land containing all of Lots 6 through 8 in City Block E/1568 to create one lot on property located on Bowser Avenue, east of Knight Street. The request was approved on September 19, 2024, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 193 (MF-2); 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. "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 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Knight Street & Avondale Avenue. Section 51A 8.602(d)(1)

16. 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)*
17. On the final plat, include a note that the site is within the 60DNL contour of Love Field airport and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show distances/width across all adjoining right-of-way
20. On the final plat, chose a new or different plat name.

Dallas Water Utilities Conditions:

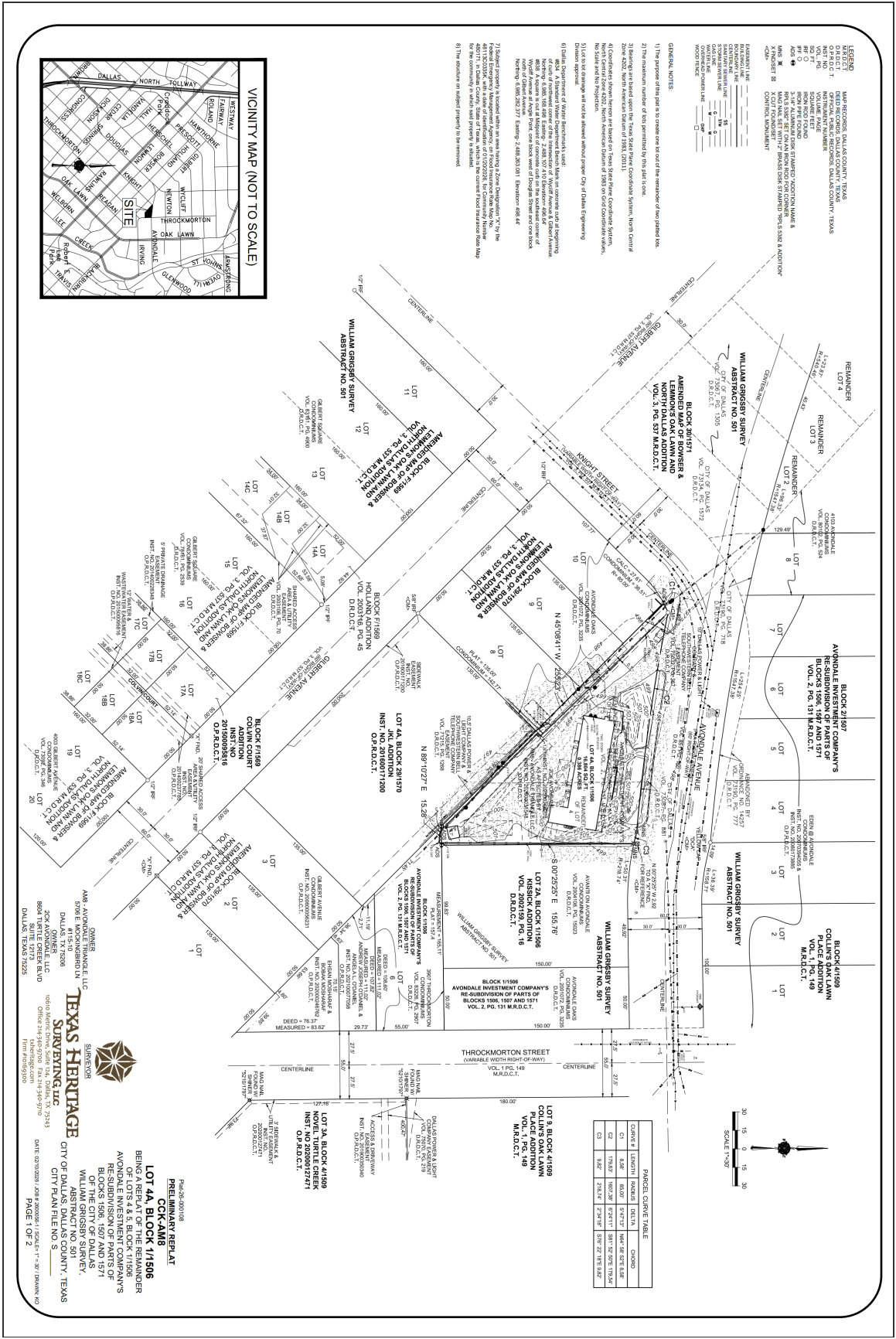
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. 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.

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

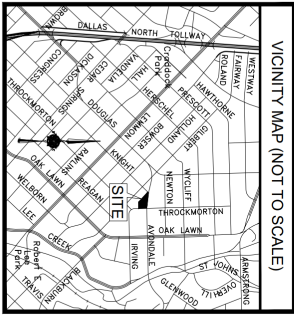
23. Prior to the final plat, lease show the abandonment on the plat as follows: Abandonment authorized by Ordinance No. ____, recorded as Inst. No. ____.
Utility easements retained.
24. On the final plat, identify the property as Lot 4A in City Block 1/1506.



 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History</p>	Case no: PLAT-26-000108 Date: 04/22/2026
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- LEGEND**
- MASS RECORDS, DALLAS COUNTY, TEXAS
 - D.D.C.T. 1 DEED RECORD, DALLAS COUNTY, TEXAS
 - PLAT NO.
 - INSTRUMENT NUMBER
 - ACRES
 - SECTION
 - TRACT
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PAGE 1 CURVE TABLE

CURVE #	LENGTH	BEARING	DELTA	CHORD	CHORD BEARING	CHORD LENGTH	CHORD BEARING
C1	15.87	215.14	2.918	15.87	215.14	15.87	215.14
C2	15.87	215.14	2.918	15.87	215.14	15.87	215.14
C3	15.87	215.14	2.918	15.87	215.14	15.87	215.14

OWNER
 AMB AVONDALE TRADING LLC
 DALLAS, TX 75208
 8604 AVONDALE, LLC
 DALLAS, TEXAS 75225

SUBDIVISION
TEXAS HERITAGE
 SURVEYING, LLC
 10610 Market Drive, Suite 124, Dallas, TX 75243
 Office 974-344-9790
 Fax 974-344-9790
 www.texasheritage.com

PRELIMINARY REPORT
 PLS-26-000108
CK-KAM8
LOT 4A, BLOCK 41899
 BEING PART OF THE
 AVONDALE INVESTMENT COMPANY'S
 RE-SUBDIVISION OF PARTS OF
 BLOCKS 11898, 11899 AND 11900
 OF THE CITY OF DALLAS
 WILLIAM GRIGSBY SURVEY
 ABSTRACT NO. 501

CITY OF DALLAS, DALLAS COUNTY, TEXAS

1) The purpose of this plat is to create one lot out of the remainder of two plat lots.

2) The instrument number of this plat is 20260012471.

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OWNER'S CERTIFICATE

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
MEMBER, ZCK AMB, LLC, a Texas limited liability company, in the name of a trust of two...

OWNER'S EDUCATION

OWNER'S EDUCATION
NONE/HIGH SCHOOL ABOVE ALL HIGHER BY THESE PRESENTS
ZCK AMB, LLC, a Texas limited liability company, hereby certifies that the following...

OWNER'S STATEMENT

OWNER'S STATEMENT
I, B. J. HANCOCK, a Registered Professional Land Surveyor licensed by the State of Texas...

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State...

OWNER: AMB AMB INVESTMENT COMPANY, L.P.
OWNER: ZCK AMB, LLC
OWNER: ZCK AMB, LLC
OWNER: ZCK AMB, LLC



PRELIMINARY REPLAT
CCK-AMB
LOT 4A, BLOCK 11/1506
BENGA REPLAT OF THE REMAINDER
AVONDALE INVESTMENT COMPANYS
RE-SUBDIVISION OF PARTS OF
BLOCKS 108A, 107D AND 107I