

CITY PLAN COMMISSION

THURSDAY, March 26, 2026

FILE NUMBER: PLAT-26-000069

SENIOR PLANNER: Hema Sharma

LOCATION: Polk Street, west of Tyler Avenue

DATE FILED: February 26, 2026

ZONING: CD1 (Subarea 2)

CITY COUNCIL DISTRICT: 1

SIZE OF REQUEST: 0.140-acres

APPLICANT/OWNER: Awais Ahmed

REQUEST: An application to replat a 0.140-acre (6,117-square foot) tract of land containing portions of Lots 10, 11 and 12 in City Block 3477 to create one lot on property located on Polk Street, west of Tyler Avenue.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of CD1 (Subarea 2) Conservation District 1; 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 15-foot by 15-foot Alley Sight Easement at the intersection of Polk Street & the alley. *Section 51A-8.602(e)*
16. Provide minimum alley ROW at the alley bend per City of Dallas Standard Construction Details File 251D-1 Page 1012.

Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. Show Instrument Number 202400246095, Official Public Records, Dallas County, Texas.

Dallas Water Utilities Conditions:

22. 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.

23. 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/ Arborist/ Street Name/ GIS, Lot & Block Conditions:

24. Prior to final plat, 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.
25. Tree survey requested. Tree survey must include tree species and size. Include all trees near development impact area.
26. On the final plat, change "Pork Street" to "Polk Street". Section 51A-8.403(a)(1)(A)(xii).
27. On the final plat, change "Turner Avenue" to "Turner Avenue (AKA Turner Street)". Section 51A-8.403(a)(1)(A)(xii).
28. On the final plat, identify the property as Lot 10A in City Block 3477.





 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History</p>	Case no: PLAT-26-000069 Date: 03/05/2026
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