

**CITY PLAN COMMISSION****THURSDAY, MARCH 5, 2026****FILE NUMBER:** PLAT-26-000061**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Ninth Street, west of Adams Avenue**DATE FILED:** February 5, 2026**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:** 0.356-acres**APPLICANT/OWNER:** Awais Ahmed

**REQUEST:** An application to replat a 0.356-acre tract of land containing part of Lots 13 and 14 in City Block 35/3155 to create one lot on property located on Ninth Street, west of Adams Avenue.

**SUBDIVISION HISTORY:**

1. Plat-26-000062 is a request adjacent to the present request to replat a 0.356-acre tract of land containing all of Lots 15 and part of Lot 14 in City Block 35/3155 to create one lot on property located on 9<sup>th</sup> Street, west of Adams Avenue. The request is scheduled for City Plan Commission hearing on March 5, 2026.
2. S245-100 was a request south of the present request 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. The request was approved by City Plan Commission on March 6, 2025, but has not been recorded.
3. S212-174 was a request south 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 by City Plan Commission on May 19, 2022, and recorded on October 23, 2025.
4. S212-094 was a request south 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 by City Plan Commission on March 3, 2022, and recorded on December 11, 2025.
5. S212-021 was a request west 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 by City Plan Commission on November 18, 2021, and recorded on August 8, 2025.
6. S201-773 was a request north of the present request to replat a 1.239-acre tract of land containing all of Lots 11 through 19 in City Block 25/3145 to create a lot

on property located on West Eight Street at Adams Avenue southwest corner. The request was approved by City Plan Commission on October 21, 2021, and was recorded on November 7, 2025.

7. S201-772 was a request north of the present request to replat a 1.239-acre tract of land containing all of Lots 11 through 19 in City Block 25/3145 to create a lot on property located on West Eight Street at Adams Avenue southwest corner. The request was approved by City Plan Commission on October 21, 2021, and was recorded on November 7, 2025.
8. S201-609 was a request east 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 by City Plan Commission on April 08, 2021, and was recorded on February 11, 2022.

**STAFF RECOMMENDATION:** The request complies with the requirements of 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 drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP).51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9)
13. "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)

**Survey (SPRG) Conditions:**

14. Prior to final plat, submit a completed final plat checklist and all supporting documents.
15. On the final plat, show distances/width across all adjoining right-of-way

**Dallas Water Utilities Conditions:**

16. 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.
17. Water main improvements may be 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:**

18. 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.
19. On the final plat, change "9<sup>th</sup> Street" to "Ninth Street". Section 51A-8.403(a)(1)(A)(xii).
20. On the final plat, identify the property as Lot 13A in City Block 35/3155.





