

**CITY PLAN COMMISSION****THURSDAY, JUNE 25, 2026****FILE NUMBER:** PLAT-26-000152**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Shady Trail, south of Royal Lane**DATE FILED:** May 29, 2026**ZONING:** PD 498**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=498>**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 2.1665-acres**APPLICANT/OWNER:** Mohamed Amin Dossani

**REQUEST:** An application to replat a 2.1665-acre tract of land containing part of Lot 3 and all of Lot 4 in City Block M/6524 to create one lot on property located on Shady Trail, south of Royal Lane.

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

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 498; therefore, staff recommend 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 submitting 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/marketing/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)

#### **Traffic Conditions:**

15. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
16. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.

#### **Survey (SPRG) Conditions:**

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. Show abstract line location.

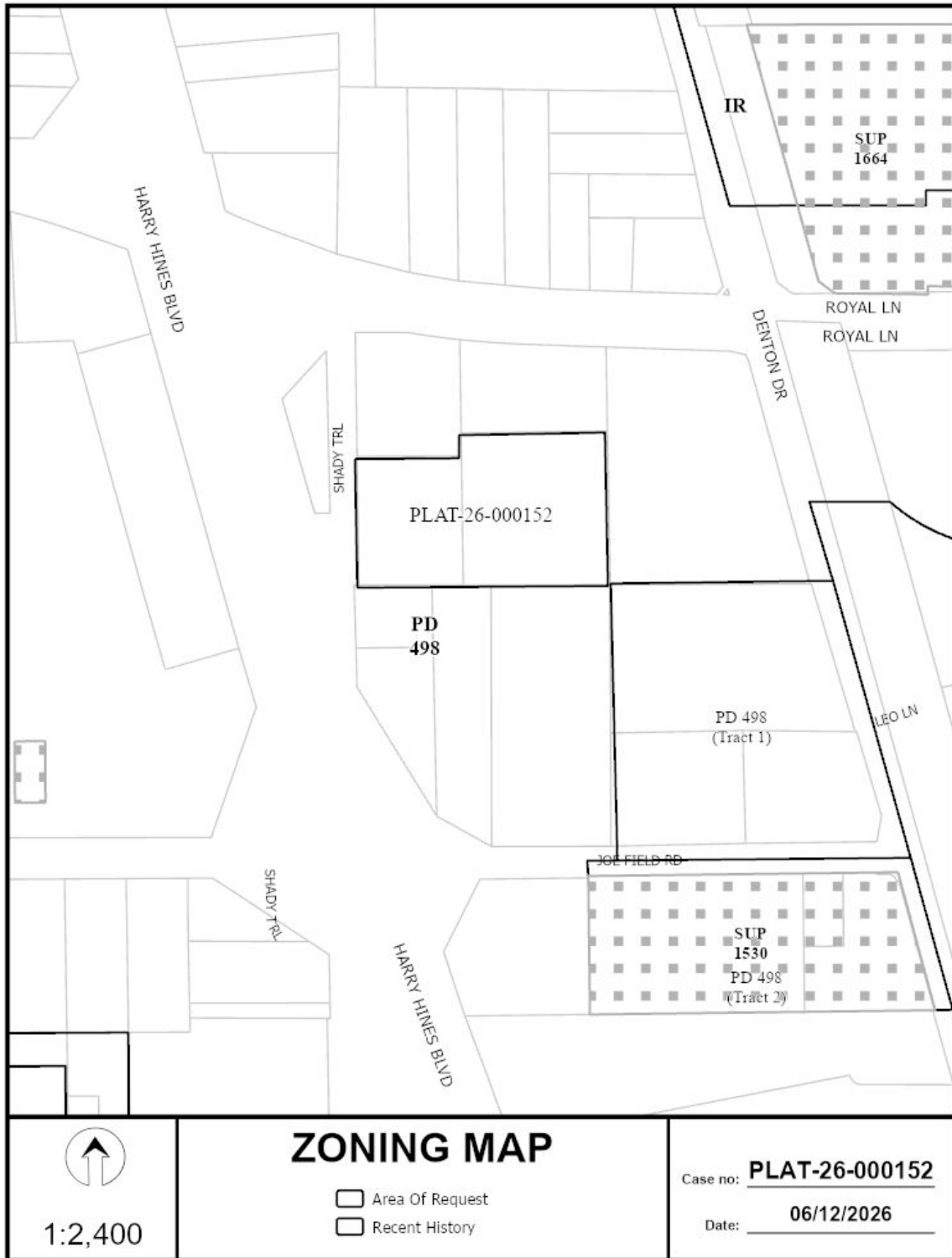
#### **Dallas Water Utilities Conditions:**

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 main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

21. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. Notice: Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

**Street Name Coordinator, GIS, Lot & Block Conditions:**

22. On the final plat, change "Harry Hines" to "Harry Hines Boulevard (FKA U.S. Highway No. 77)."
23. On the final plat, change "Shady Trail" to "Shady Trail (FKA Letot Lane)."
24. On the final plat, identify the property as Lot 4A in City Block A/6524.



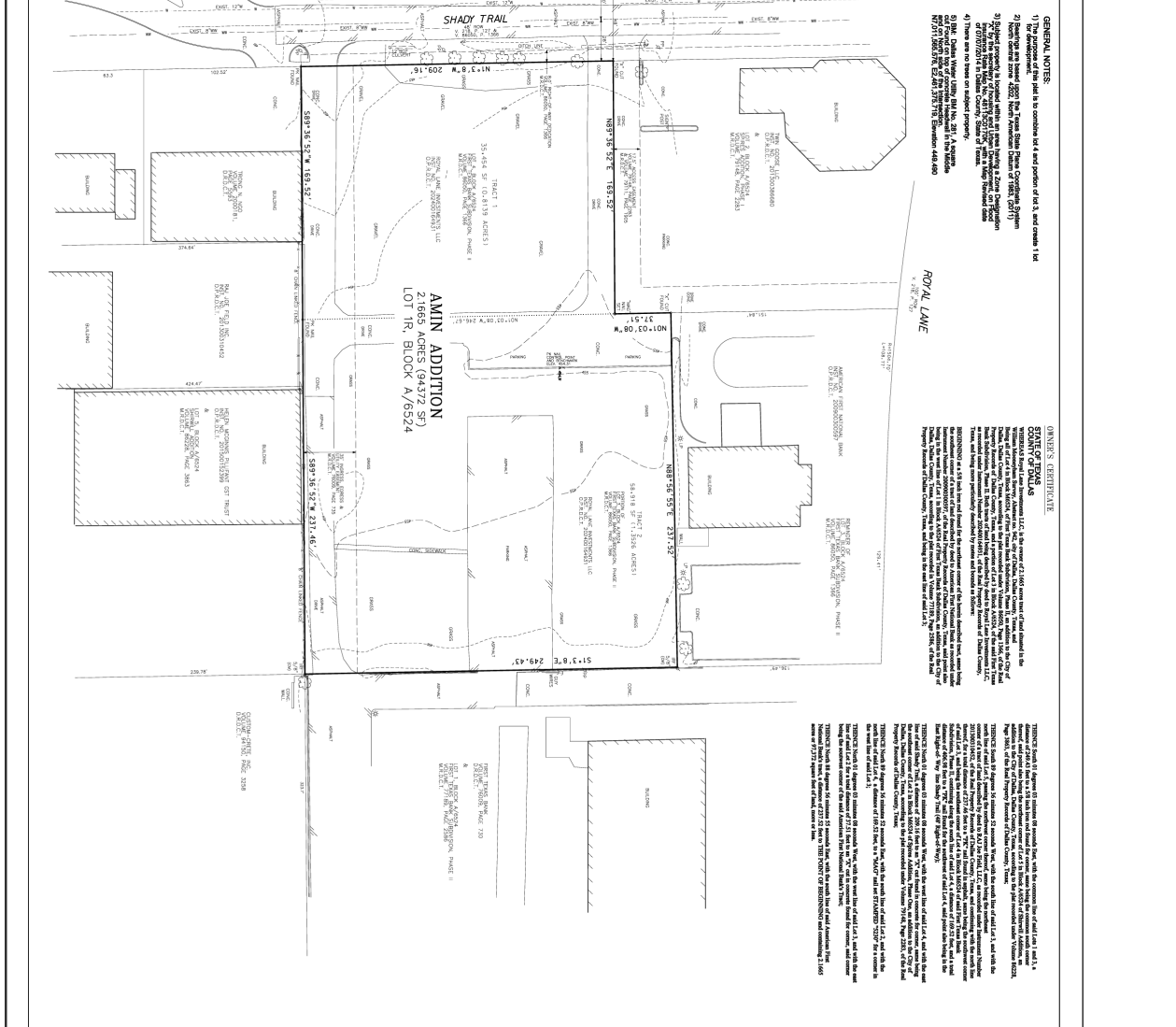


 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p style="text-align: center;"><input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History</p>	Case no: <b>PLAT-26-000152</b> Date: <b>06/12/2026</b>
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**Map of Dallas 23-E**

**GENERAL NOTES:**

- 1) For development.
- 2) Record this plat in the Public Records Office, Tarrant County, Texas, and in the County Clerk's Office, Tarrant County, Texas.
- 3) Subject property is located within an area having a Zone Designation of R-1. The zoning ordinance for this zone is located in the City of Dallas Code, Chapter 25A, Article 10, Section 25A.01.
- 4) There are no easements or other interests shown on this plat.
- 5) BBL: Dallas Map No. 23-E, Block 23-E, Lot 15.
- 6) BBL: Dallas Map No. 23-E, Block 23-E, Lot 15.
- 7) BBL: Dallas Map No. 23-E, Block 23-E, Lot 15.
- 8) BBL: Dallas Map No. 23-E, Block 23-E, Lot 15.
- 9) BBL: Dallas Map No. 23-E, Block 23-E, Lot 15.
- 10) BBL: Dallas Map No. 23-E, Block 23-E, Lot 15.
- 11) BBL: Dallas Map No. 23-E, Block 23-E, Lot 15.
- 12) BBL: Dallas Map No. 23-E, Block 23-E, Lot 15.
- 13) BBL: Dallas Map No. 23-E, Block 23-E, Lot 15.
- 14) BBL: Dallas Map No. 23-E, Block 23-E, Lot 15.
- 15) BBL: Dallas Map No. 23-E, Block 23-E, Lot 15.
- 16) BBL: Dallas Map No. 23-E, Block 23-E, Lot 15.
- 17) BBL: Dallas Map No. 23-E, Block 23-E, Lot 15.
- 18) BBL: Dallas Map No. 23-E, Block 23-E, Lot 15.
- 19) BBL: Dallas Map No. 23-E, Block 23-E, Lot 15.
- 20) BBL: Dallas Map No. 23-E, Block 23-E, Lot 15.



**OWNER'S DECLARATION**

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

**PRELIMINARY PLAT**  
 PLAT-26-000152  
 AMIN ADDITION  
 ALL OF LOT 15 AND A PORTION OF LOT 14,  
 FIRST TEXAS BANK SUBDIVISION, PHASE II  
 WILLIAMS MOOREWORTH SURVEY, ABSTRACT NO. 942  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**DUNCAN HENRY LLC**  
 10000 E. RINGBROOK DRIVE, SUITE 200  
 DALLAS, TEXAS 75243  
 CONTACT: MORI MANIVAN 972-416-2858  
 MORI@MORIMANIVAN.COM

**DATE:** 06/25/2026 **SCALE:** AS SHOWN