

CITY PLAN COMMISSION**THURSDAY, JULY 23, 2026****FILE NUMBER:** PLAT-26-000164**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Prospect Avenue, east of Greenville Avenue**DATE FILED:** June 24, 2026**ZONING:** PD 167**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=167>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.4247-acres**APPLICANT/OWNER:** Madison Partners, LLC

REQUEST: An application to replat a 0.4247-acre tract of land containing all of Lots 20 and 21 in City Block 24/1904 to create one lot on property located on Prospect Avenue, east of Greenville Avenue.

SUBDIVISION HISTORY:

1. Plat-25-000078 was a request northwest of the present request to replat a 0.1033-acre (4,500-square feet) tract of land containing portion of Lot 11 in City Block 1982 to create one lot on property located on Bell Avenue, west of Greenville Avenue. The request was approved on September 18, 2025, but has not been recorded.
2. Plat-25-000002 was a request southwest of the present request to replat a 0.550-acre tract of land containing part of Lots 2, 3, and 4, in City Block 1/1905, and a portion of an abandoned alley to create one lot on property located on Greenville Avenue, south of Prospect Avenue. The request was approved on June 12, 2025, and was recorded on April 24, 2026.
3. S245-031 was a request south of the present request to replat a 1.405-acre tract of land containing all of Lots 14 and 21 in City Block 1/1905 to create one lot on property located on Prospect Avenue, west of Matilda Street. The request was approved on December 5, 2024, but has not been recorded.
4. S212-341 was a request south of the present request to replat a 0.04-acre tract of land containing all of Lot 6 and an abandoned portion of Greenville Avenue to create one lot on Property located on Greenville Avenue, north of La Vista Drive. The request was approved on October 6, 2022, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 167; 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:

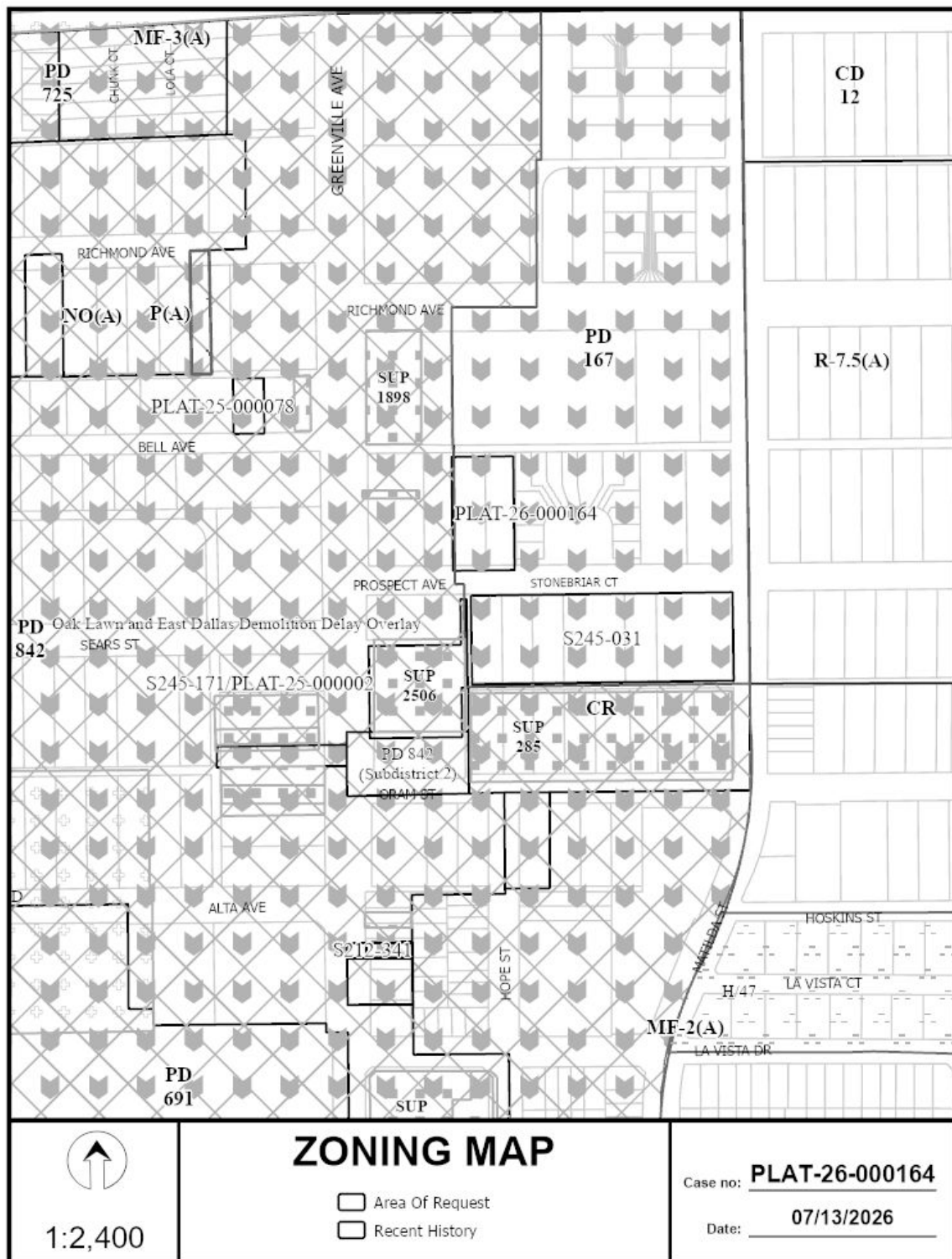
12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure 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)

Survey (SPRG) Conditions:

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. Show recording information on all existing easements within 150 feet of property.
17. Show all additions or tracts of land within 150 feet of property with recording information.

Street Name Coordinator/ GIS, Lot & Block Conditions:

18. On the final plat, add "Greenville Avenue."
19. On the final plat, identify the property as Lot 20A in City Block 24/1904.





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THENCE North 89 degrees 14 minutes 40 seconds East, along said southerly right-of-way line, for a distance of 100.00 feet, to a 3-1/4" domed aluminum disk stumped, "MADISON PROSPECT ADDITION RPLS 6451" on a 5/8" iron rod set in the southerly right-of-way line of a 15' Alvey, of said addition, some being the northwest corner of said Lot 21 and the northeast corner of said Lot 22;

Texas, by Plot recorded in Volume 96141, Page 578, Deed Records, Dallas County, Texas;

Southerly right-of-way, along the common line of said Lot 20 and said Lot 21, for a distance of 185.00 feet, to a 3-1/4" steel aluminum disk atopset, WADSWORTH PROSPECT ADDITION RPLS 64517 on a 5/8" iron rod set in the northerly right-of-way line of the aforementioned Prospect Avenue, same being the southeast corner of said Lot 20 and the southwest corner of said Addition;

THENCE South 69 degrees 14 minutes 40 seconds West, along said northerly right-of-way line, for a distance of 100.00 feet to the POINT OF BEGINNING and containing 18,500 square feet or 0.4247 acres of land, more or less.

Zone X.

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FINCHER Jones & Jeffrey Associates, Inc. 15115 Dulles Parkway, Suite 250 Falls Church, VA 22044 Contact: Suzanne L. Fitch, P.E. sfitche@finch.com	SLAVIN AS2 Engineers, Inc. 3440 Shiloh Dr., Suite 250 Falls Church, VA 22044 Contact: David D. Slavin, PE dslavin@as2engineers.com
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