

**CITY PLAN COMMISSION****THURSDAY, FEBRUARY 19, 2025****RECORD NO.:** PLAT-26-000029**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** McKinney Avenue, south of Monticello Avenue**DATE FILED:** January 23, 2026**ZONING:** PD 193 (LC)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-l>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.3909-acres**APPLICANT/OWNER:** Kamini Bhakta and Khusbu Bhakta

**REQUEST:** An application to replat a 0.3909-acre tract of land containing all of Lots 18 and 19 in City Block G/1624 to create one lot on property located on McKinney Avenue, south of Monticello Avenue.

**SUBDIVISION HISTORY:**

1. S245-014 was a request north of the present request to replat a 0.8090-acre tract of land containing all of Lots 1 through 4 in City Block 7/2019 and part of City Block 7/2019 to create one lot on property located on Tracy Street, north of Harvard Avenue. The request was approved on November 21, 2024, but has not been recorded.
2. S223-114 was a request south of the present request to create one 1.5478-acre lot from a tract of land in City Block E/1622 on property located on North Central Expressway / U.S Highway No. 75, south of Monticello Avenue. The request was submitted on April 20, 2023, but has not been recorded.
3. S223-066 was a request northeast of the present request to replat a 0.3087-acre tract of land containing portion of Lots 13 and 14 in City Block A/2017 on property located on McKinney Avenue at Harvard Avenue, north corner. The request was approved on February 16, 2023, and was recorded on October 10, 2025.
4. S223-061 was a request south of the present request to create one 1.5478-acre lot from a tract of land in City Block E/1622 on property located on North Central Expressway/ U.S Highway No. 75, south of Monticello Avenue. On February 2, 2023, City Plan Commission was cancelled because of inclement weather. This request was approved automatically due to failure with the city to act but has not been recorded.
5. S223-010 was a request northeast of the present request to replat a 2.176-acre tract of land containing all of Lots 1 through 3, Lots 6 through 14, all of Lot 2A, Lots 1E through 1G in City Block 5/2018, and abandoned portion of Tracy Street to create one lot on property located between Tracy Street and McKinney Avenue, north of Webb Avenue. The request was approved on November 13, 2022, but has not been recorded.
6. S212-352 was a request northeast of the present request to replat a 2.153-acre tract of land containing all of Lots 1 through 3, Lots 6 through 14, all of Lot 2A,

Lots 1E through 1G in City Block 5/2018, and abandoned portion of Tracy Street to create one lot on property located between Tracy Street and McKinney Avenue, north of Webb Avenue. The request was withdrawn on October 5, 2022.

7. S212-240 was a request east of the present request to replat a 0.9565-acre tract of land containing part of Lots 11 and 12, 14 through 16 and all of Lot 13 in City Block J/1623 to create one lot on property located on Monticello Avenue at McKinney Avenue, northeast corner. The request was approved on July 7, 2022, but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 193 (LC); 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. 51A 8.611(c)
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

**Right-of way Requirements Conditions:**

15. Dedicate 30 feet of right-of-way (via fee simple) from the established center line of McKinney Avenue. Section 51A 8.602(c).
16. Dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Monticello Avenue. Section 51A 8.602(c); 51A 8.604(c).
17. Dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at Monticello Avenue and McKinney Avenue. Section 51A 8.602(d)(1).
18. 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. 51A 8.602(d)(1), 51A 8.608(a).
19. Dedicate 15-foot by 15-foot alley sight easement at intersection of alley with Monticello Ave. Section 51A 8.602(e).
20. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). Section 51A-8.606, Section 51A-8.608

**Survey (SPRG) Conditions:**

21. Submit a completed Final Plat Checklist and All Supporting Documentation.

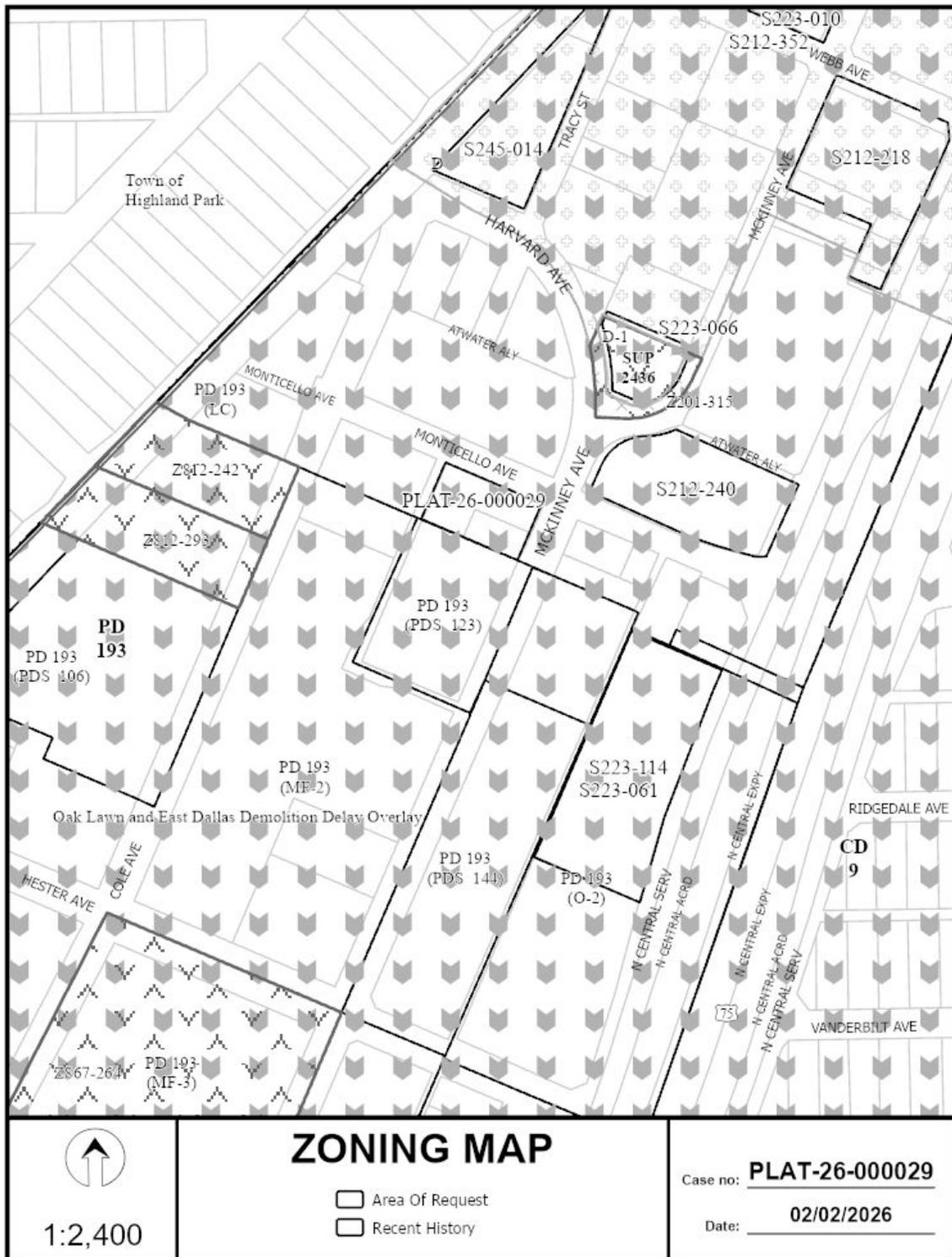
**Dallas Water Utilities Conditions:**

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. The wastewater 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.

**Street Light/ GIS, Lot & Block Conditions:**

24. Submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the initial phase of review. Additional street lighting installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section 6. Photometric analysis will be required to support the submitted street lighting plan.
25. On the final plat, identify the property as Lot 18A in City Block G/1624.





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area Of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <b>PLAT-26-000029</b> Date: <b>02/02/2026</b>
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