

CITY PLAN COMMISSION**THURSDAY, JUNE 25, 2026****FILE NUMBER:** PLAT-26-000144**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Carroll Avenue, southeast of Bryan Street**DATE FILED:** June 1, 2026**ZONING:** PD 298 (Subarea 9, MU-1)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=298>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.285-acres**APPLICANT/OWNER:** Awais Ahmed

REQUEST: An application to replat a 0.285-acre tract of land containing part of Lots 5 and 6 in City Block 725 to create one lot on property located on Carroll Avenue, southeast of Bryan Street.

SUBDIVISION HISTORY:

1. S245-118 was a request northwest of the present request to replat a 0.112-acre tract of land containing all of Lot 14 in City Block 712 to create two 0.056-acre (2,431-square foot) lots on property located on Holy Avenue, north of Bryan Street. The request was approved on April 10, 2025, and recorded on September 9, 2025.
2. S245-028 was a request to create one 0.175-acre (7,619 square feet) lot from a tract of land in City Block 737 on property located on Sycamore Street at North Carroll Avenue, east corner. The request was approved on December 5, 2024, but has not been recorded.
3. S234-048 was a request northwest of the present request to replat a 0.4515-acre tract of land containing all of Lots 5 through 8 in City Block 712, part of Lots 7 through 10 in City Block 5/712 to create 8 lots ranging in size from 2,292 square feet to 2,827 square feet on property located on Holly Avenue, northwest of Bryan Street. The request was approved on February 15, 2018, and recorded on November 22, 2024.
4. S212-205 was a request northwest of the present request to replat a 2.338-acre tract of land containing part of Lot 5 and all of Lots 6 through 10 in City Block 5/712, Lot 4 in City Block 2/648, and a tract of land in City Block 2/648 to create one lot on property located on Annex Avenue at San Jacinto Street, south corner. The request was approved on June 2, 2022, and was withdrawn on October 19, 2022.
5. S201-741 was a request north of the present request to replat a 0.617-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 725 to create one lot on property located on Bryan Street, north of Carroll Street. The request was approved on September 23, 2021, but has not been recorded.
6. S201-721 was a request northwest of the present request to create one 0.207-acre lot from a tract of land in City Block 712 on property located on Carroll

Avenue, northwest of Bryan Street. The request was approved on September 2, 2021, but has not been recorded.

7. S201-635 was a request west of the present request to replat a 1.034-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 1/716 to create one lot on property located on Bryan Street, between Carroll Avenue and Burlew Street. The request was approved on May 6, 2021, and was recorded on January 6, 2025.

STAFF RECOMMENDATION: The request complies with the requirements of PD 298 (Subarea 9, MU-1); 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)

Right-of-way Conditions:

15. Dedicate 15-foot by 15-foot alley sight easement at Alley and Carroll Avenue. Section 51A-8.602(e)

Survey (SPRG) Conditions:

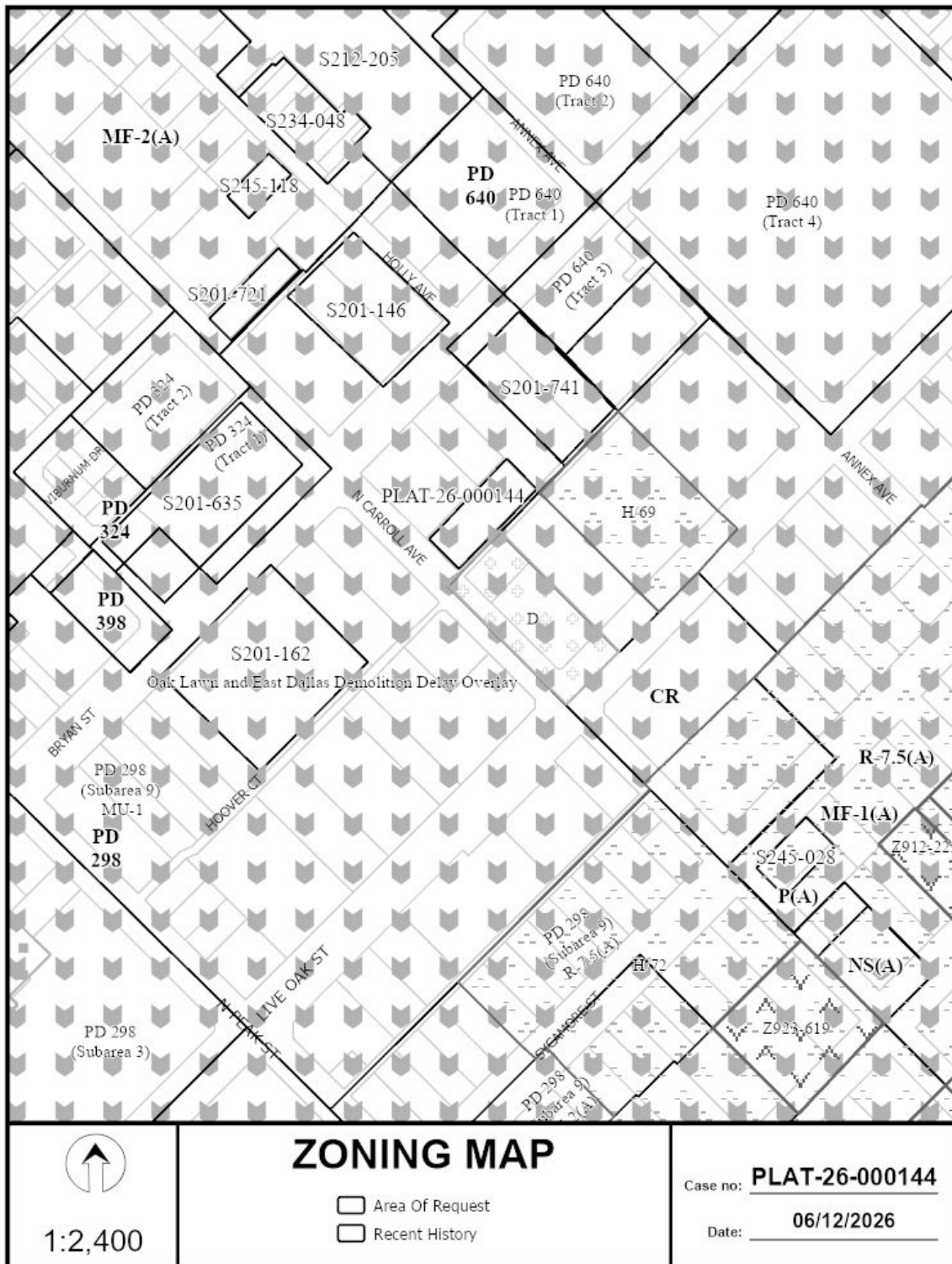
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.

Dallas Water Utilities Conditions:

17. 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.
18. 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.
19. Wastewater 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 Name Coordinator, Lot & Block Conditions:

20. On the final plat, change "N Carroll Avenue" to "Carroll Avenue (AKA Carroll Street)."
21. On the final plat, identify the property as Lot 5A in City Block 725.





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|  1:2,400 | <h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History | Case no: PLAT-26-000144 Date: 06/12/2026 |
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