

CITY PLAN COMMISSION**THURSDAY, April 23, 2026****FILE NUMBER:** PLAT-26-000088**SENIOR PLANNER:** Hema Sharma**LOCATION:** between Commerce Street and Clover Street, west of Malcom X Boulevard**DATE FILED:** March 26, 2026**ZONING:** PD 269 (Tract A)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20269.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.7190-acres**APPLICANT/OWNER:** AP Blanton Deep Ellum, LLC

REQUEST: An application to replat a 0.7190-acre tract of land containing all of Lot 1A in City Block 13/191 to create one 0.1434-acre lot, one 0.2902-acre lot and one 0.2854-acre lot on property located between Commerce Street and Clover Street, west of Malcom X Boulevard.

SUBDIVISION HISTORY:

1. S223-093 was a request northwest of the present request to replat a 2.2463-acre tract of land containing part of Lot 1 and all of Lots 2 through 5 and Lots 13 through 16 in City Block 286 and all of Lots 16 through 23 in City Block C/483 to create one lot on property located on Elm Street, south of Indian Street. The request was approved on March 23, 2023 but has not been recorded.
2. S212-049 was a request southeast of the present request to replat a 3.1617-acre tract of land containing all of Lots 1 through 10, part of Lots 11 and 12, all of Lots 13 through 16 in City Block 15/198, part of Lot 1 in City Block 10/194, 25-foot of an abandoned alley, and portion of an abandoned St. Louis Street to create 6 lots ranging in size from 0.1581-acre lot to 1.5574-acre lot on property bounded by Taylor Street, Hall Street, and Malcolm X Boulevard. The request was approved on January 6, 2022 and recorded on March 21, 2024.
3. S201-722 was a request south of the present request to to replat a 1.022-acre tract of land containing all of Lots 1 through 7 in City Block 11/193 to create one lot on property located on Taylor Street, between Crowds Street and Malcolm X Boulevard. The request was approved on September 2, 2021 and recorded on July 11, 2025.

STAFF RECOMMENDATION: The request complies with the requirements of PD 269 (Tract A); 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 three.

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)

Right-of way Requirements Conditions:

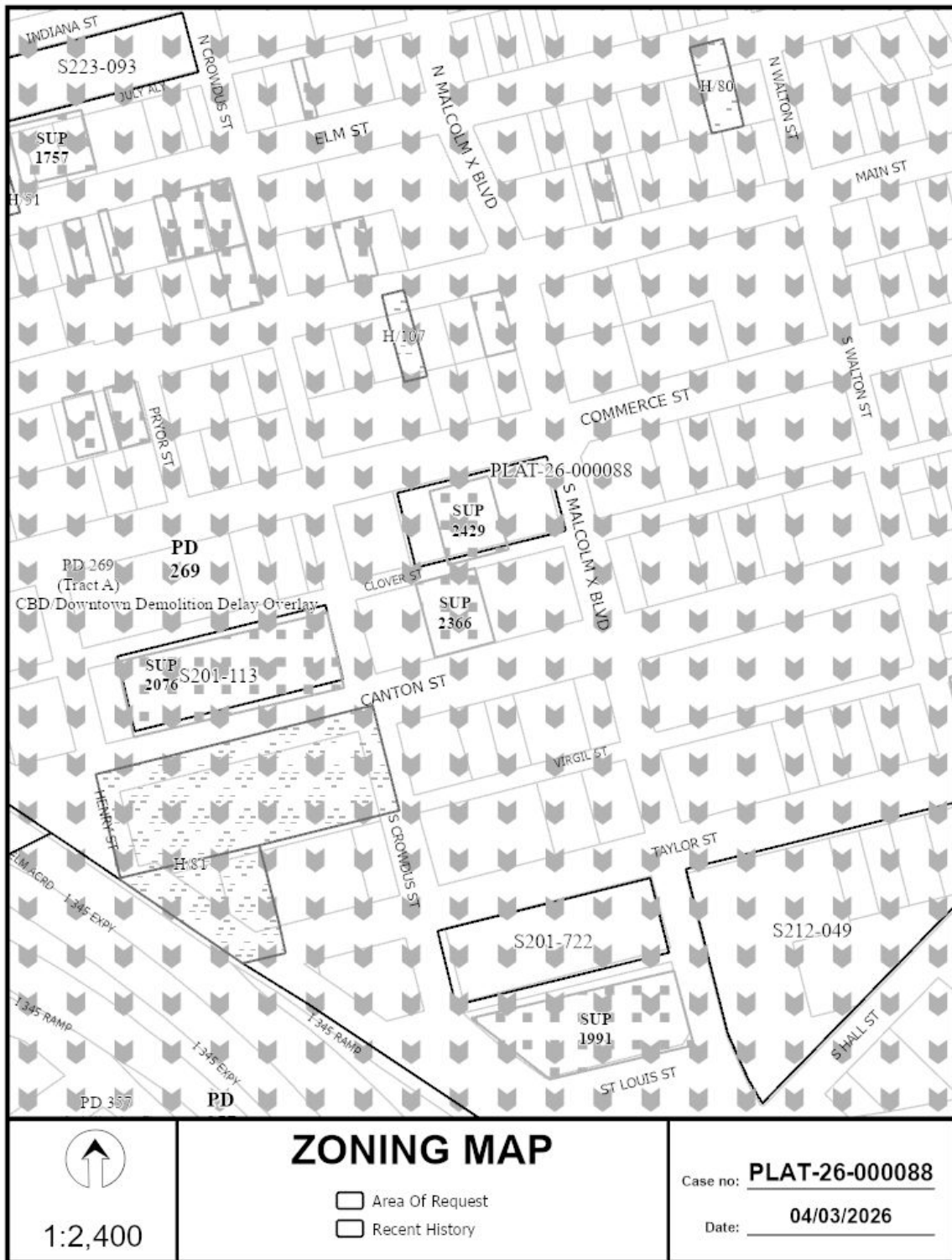
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Clover Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*
17. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3' above nearest inlet, top of curb. *51A 8.611(d), C.9 of Mill Creek, Master Drainage Plan Study*

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. Provide State Plane Coordinates (NAD 83, Texas North Central Zone) for at least two property corners. Coordinates shall include northing and easting values and be clearly labeled.

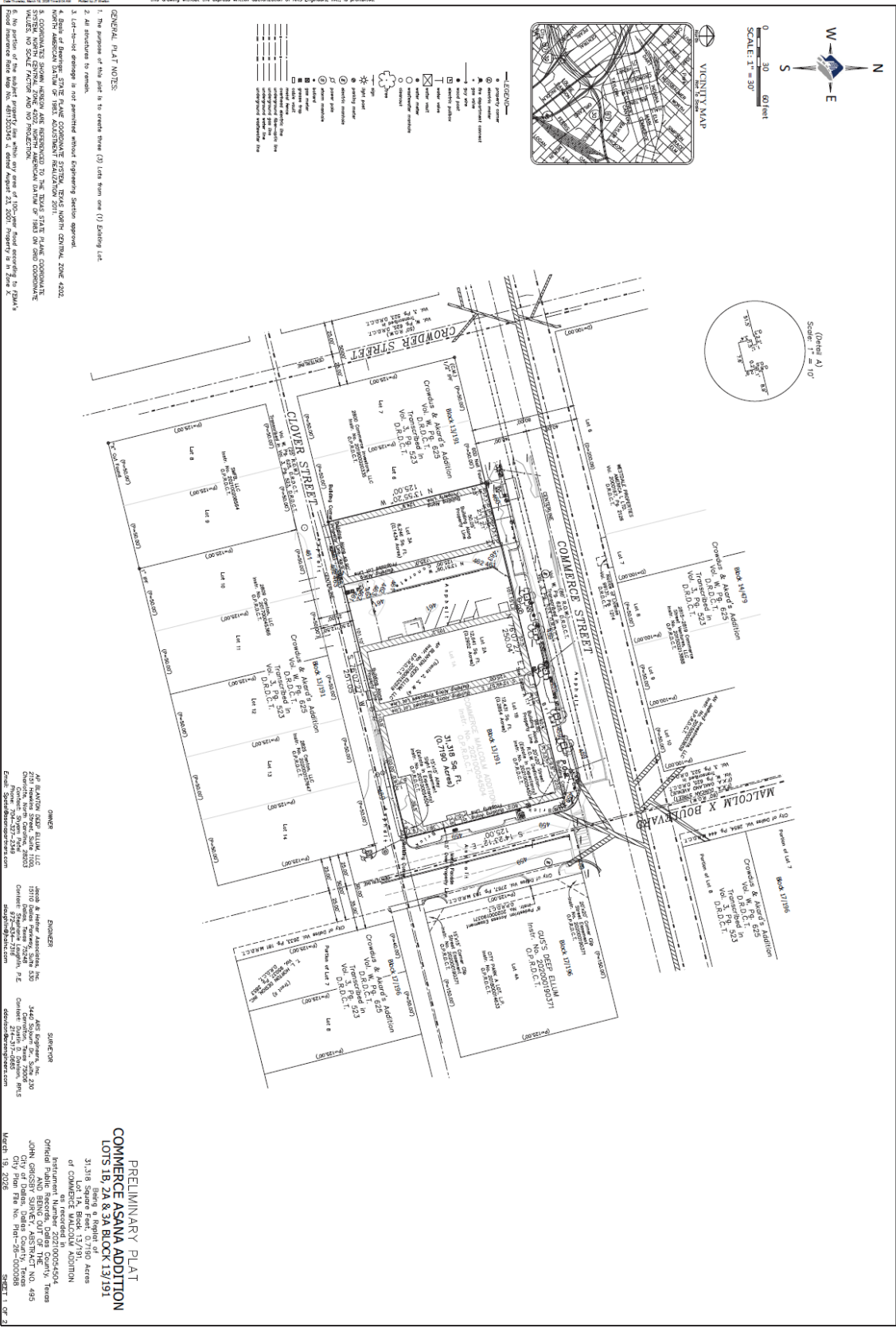
Street Name/ GIS, Lot & Block Conditions:

20. On the final plat, change "Crowder Street" to "Crowdus Street". Section 51A-8.403(a)(1)(A)(xii).
21. On the final plat, add "Canton Street (FKA Williams Street)" to plat drawing.
22. On the final plat, identify the property as Lots 1B (east lot), 3A, & 4A in City Block 13/191.





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History 	Case no: PLAT-26-000088 Date: 04/03/2026
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GENERAL PLAT NOTES:

1. The purpose of this plat is to create three (3) lots from one (1) Existing lot.
2. All structures to remain.
3. Lot-to-lot easements is not permitted without Engineering Section approval.
4. Block of Record: 2716 PLANE COORDINATE SYSTEM, TRAPEZOIDAL NORTH CENTRAL ZONE 4302.
5. COMMERCIAL ZONING DISTRICT: COMMERCIAL ZONING DISTRICT NO. 22. PLANE COORDINATE SYSTEM: NORTH CENTRAL ZONE 4302, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE SYSTEM, TO SCALED FACTOR AND PROJECTION.
6. Survey Reference: State Map No. 481120346 of Survey August 21, 2020. Property is in Zone 4.

OWNER:
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ENGINEER:
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SURVEYOR:
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PRELIMINARY PLAT
COMMERCE ASANA ADDITION
LOTS 1B, 2A & 3A BLOCK 13191
 31,318 Square Feet, 0.7190 Acres
 Being a Report of
 Survey for
 of COMMERCIAL MALCOLM ADDITION
 as recorded in 202405404.
 Official Public Record, Dallas County, Texas
 JOHN GIBSON SURVEYOR, LICENSE NO. 485
 City of Dallas, Dallas County, Texas
 File No. Plat-26-000088
 METERS 18, 2024
 SHEET 1 OF 2

