

CITY PLAN COMMISSION**THURSDAY, JULY 23, 2026****FILE NUMBER:** PLAT-26-000174**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Melba Street at Zang Boulevard, southwest corner**DATE FILED:** June 26, 2026**ZONING:** PD 830 (Subdistrict 3)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=830>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.665-acres**APPLICANT/OWNER:** Hartman Transactions LLC

REQUEST: An application to replat a 0.665-acre tract of land containing all of Lots 11, 12, and 13A in City Block 31/3151 to create one lot on property located on Melba Street at Zang Boulevard, southwest corner.

SUBDIVISION HISTORY:

1. S201-759 was a request north of the present request to replat a 0.7989-acre tract of land containing all of Lots 1 through 6 in City Block 28/3148 to create one lot on property located on Melba Street at Madison Avenue, northeast corner. The request was approved on October 7, 2021, but has not been recorded.
2. S201-667 was a request north of the present request to replat a 1.426-acre tract of land containing all of Lots 8 through 14 in City Block 1/3141, all of Lots 8 through 10 in City Block 21/3141, and 0.5 feet of an abandoned alley to create one lot on property located on Seventh Street, between Madison Avenue and Zang Boulevard. The request was approved on June 3, 2021, but has not been recorded.
3. S212-235 was a request east of the present request to replat a 0.853-acre tract of land containing all of Lots 8 through 13 in City Block 29/3149 and a portion of an abandoned alley to create one lot and to dedicate public right of way on property located on Beckley Avenue, between Eighth Street and Melba Street. The request was approved on July 7, 2022, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 830 (Subdistrict 3); 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. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Melba Street. Sections 51A 8.602(c); 51A 8.604(c)

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Zang Boulevard. Sections 51A 8.602(c); 51A 8.604(c)
17. 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)
18. On the final plat, dedicate 15-foot by 15-foot alley sight easement at the alley and Zang Boulevard Section 51A 8.602(e)
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Melba Street and Zang Boulevard. Section 8.602(d)(1).

Survey (SPRG) Conditions:

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. Show correct recording information for subject property.
22. Show recording information on all existing easements within 150 feet of property.
23. Need new/different plat name.

Dallas Water Utilities Conditions:

24. 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.
25. 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 Light/ Real Estate/ Street Name Coordinator/ GIS, Lot & Block Conditions:

26. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.
27. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
28. Contact Real Estate for license regarding retaining wall(s) noted in Melba Street right-of-way.
29. On the final plat, change "West Melba Street (FKA Prospect Street)" to "Melba Street (FKA Prospect Street)."
30. On the final plat, identify the property as Lot 11A in City Block 31/3151.





