

**CITY PLAN COMMISSION****THURSDAY, FEBRUARY 5, 2025****RECORD NO.:** PLAT-26-000011**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Fouraker Street and Davis Street, east of Van Buren Avenue**DATE FILED:** January 8, 2026**ZONING:** PD 830 (Subdistrict 6)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=830>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.4107-acres**APPLICANT/OWNER:** Kamini Bhakta and Khusbu Bhakta

**REQUEST:** An application to replat a 0.4107-acre tract of land containing all of Lots 4 through 8 and a tract of land in City Block B/3438 to create one 0.1647-acre lot and one 0.2311-acre lot on property located between Fouraker Street and Davis Street, east of Van Buren Avenue.

**SUBDIVISION HISTORY:**

1. S234-131 was a request west of the present request to replat a 0.302-acre tract of land containing portion of Lots 6 and 7 in City Block 172 1/4/3195 to create one lot on property located between Davis Street and Severt Street, east of Tyler Street. The request was approved on July 11, 2024, and was recorded on August 14, 2025.
2. S223-087 was a request east of the present request to replat a 0.343-acre tract of land containing portion of Lot 2 and all of Lots 3 through 7 in City Block A/3438 to create one lot on property located on Davis Street, west of Cedar Hill Avenue. The request was approved on March 23, 2023, but has not been approved.
3. S212-120 was a request south of the present request to replat a 0.232-acre tract of land containing part of Lots 8 and 9 in City Block 7/3197 to create one lot on property located on Davis Street, east of Van Buren Avenue. The request was approved on March 24, 2022, but has not been recorded.
4. S201-773 was a request southeast of the present request to replat a 1.239-acre tract of land containing all of Lots 11 through 19 in City Block 25/3145 to create one lot on property located on West Eight Street at Adams Avenue, southwest corner. The request was approved on October 21, 2021, and was recorded on November 7, 2025.
5. S201-772 was a request southeast of the present request to replat a 1.239-acre tract of land containing all of Lots 11 through 19 in City Block 25/3145 to create a lot on property located on West Eight Street at Adams Avenue southwest corner. The request was approved on October 21, 2021, and was recorded on November 7, 2025.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 830 (Subdistrict 6); 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 2.

**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 a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Van Buren Avenue and Davis Street. Section 51A-8.602(d)(1)
16. Dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Van Buren Avenue and Fouraker Street. Section 51A-8.602(d)(1)
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. For all property being platted with identifiable single family, duplex, or townhouse components that front on both an arterial and a public or private street or alley, traffic barriers must be constructed that separate the property from the arterial. The owner must dedicate an exclusive barrier easement along the lots or alleys perimeter to the thoroughfare depending on who will maintain the barrier. Barrier easements must have a minimum width of three feet.

**Survey (SPRG) Conditions:**

19. Submit a completed Final Plat Checklist and All Supporting Documentation.
20. Need Lien Holder's Subordination Agreement.
21. Show how all adjoining right-of-way was created.
22. Clarify right-of-way dedication widths.

**Dallas Water Utilities Conditions:**

23. 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.
24. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

**Street Light/ Street Name Coordinator/ Real Estate/ GIS, Lot & Block Conditions:**

25. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to [daniel.silva@dallas.gov](mailto:daniel.silva@dallas.gov) to determine street lighting requirements.

26. On the final plat, change "Fouraker Street" to "Fouraker Street (FKA Alley)".
27. On the final plat, change "Davis Street (FKA Dallas-Ft. Worth Turnpike FKA State Highway No. 180)" to "Davis Street (FKA State Highway No. 180 FKA State U.S. Highway No. 80)".
28. Remove or relocate to the owner's property the one-story metal building, fence, and spigot encroachments in Fouraker Street and fence, gate, and gravel encroachments in Davis Street. Provide written confirmation and photos to Real Estate division.
29. Provide a copy of the recorded abandonment and recorded quitclaim deed for Ordinance 33170 and note on the plat as follows: Abandonment authorized by Ordinance No. 33170, recorded as Inst. Nos. \_\_\_\_\_ (Cert. ORD. No. and QCD No.). Utility easements retained.
30. On the final plat, identify the property as Lots 4A and 7A in City Block B/3438. East lot is 4A.







