

CITY PLAN COMMISSION**THURSDAY, January 15, 2026****FILE NUMBER:** PLAT-25-000167**SENIOR PLANNER:** Hema Sharma**LOCATION:** Lancaster Avenue at Comal Street, northwest corner**DATE FILED:** December 19, 2025**ZONING:** PD 468 (WMU-8)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20468.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 1.6457-acres**APPLICANT/OWNER:** High 8 Lancaster, LLC

REQUEST: An application to create one 1.6457-acre lot from a portion of City Block 38/3019 on property located on Lancaster Avenue at Comal Street, northwest corner.

SUBDIVISION HISTORY:

1. Plat-25-000176 was a request west of the present request to replat a 0.2755-acre tract of land containing portion of City Block 38/3019 to create one lot on property located on Marsalis Avenue at Comal Street, northeast corner. The request is scheduled for City Plan Commission hearing on January 15, 2026.
2. S223-245 was a request southeast of the present request to replat a 2.4-acre lot containing all of Lots 3 through 7, part of Lot 8 in City Block 43/3024 to create one lot on property located between Ewing Avenue and Jefferson Boulevard, south of Comal Street. The request was approved on September 21, 2023, but has not been recorded.
3. S212-262 was a request south of the present request to replat a 0.8088-acre tract of land containing part of Lot 5 and all of Lot 6 in City Block 55/3036 to create one lot on property located on Lancaster Avenue at Sabine Street, southwest corner. The request was approved on July 21, 2022, and was recorded on April 15, 2025.
4. S212-093 was a request northeast of the present request to replat an 11.345-acre tract of land containing all of City Block 25/3006; all of Lots 1 through 6 in City Block 26/3006; all of Lots 1 through 6, and Lot 10, part of Lots 7 through 9, 11 through 14 in City Block 27/3006; portion of abandoned Altemont Street and Raymond Street and part of abandoned alleys; to create one 3.303-acre lot and one 8.042-acre lot on property located on Colorado Boulevard at Jefferson Boulevard, west of R L Thornton Freeway/ Interstate Highway No. 35E. The request was approved on March 3, 2022, but has not been recorded.
5. S212-038 was a request south of the present request to replat a 0.8065-acre tract of land containing all of Lots 3 and 4 in City Block 54/3035 to create one lot on property located on Lancaster Avenue at Sabin Street, southeast corner. The request was approved on December 16, 2021, and was recorded on March 13, 2025.

STAFF RECOMMENDATION: The request complies with the requirements of PD 468 (WMU-8); 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 one.

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 a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Comal St and Lancaster Ave. Section 51A 8.602(d)(1)
16. 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. *Section 51A 8.602(d)(1), 51A 8.608(a)*
17. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Comal St & the alley. *Section 51A-8.602(e)*

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

Dallas Water Utilities Conditions:

21. 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.
22. Water 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.

Arborist/ Street Name/ GIS, Lot & Block Conditions:

23. Tree survey must be revised to clarify Oak species. Revised tree survey must be received and approved prior to Arborist release of the plat.
24. On the final plat, change "E Colorado Boulevard" to "Colorado Boulevard". Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat, change "N Lancaster Avenue" to "Lancaster Avenue". Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat, identify the property as Lot 2 in City Block 38/3019.





