

CITY PLAN COMMISSION**THURSDAY, JUNE 25, 2026****FILE NUMBER:** PLAT-26-000148**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Seventh Street and Eighth Street, west of Ewing Avenue**DATE FILED:** May 29, 2026**ZONING:** PD 468 (Subdistrict D-TR3, WMU-5)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=468>**CITY COUNCIL DISTRICT:** 11**SIZE OF REQUEST:** 2.135-acres**APPLICANT/OWNER:** Trinity Basin Preparatory, Inc. Arham and Bros Investments, LLC, 321 N Ewing, LLC**REQUEST:** An application to replat a 2.135-acre tract of land containing all of Lots 6 through 10 in City Block 78/3059 to create one lot on property located between Seventh Street and Eighth Street, west of Ewing Avenue.**SUBDIVISION HISTORY:**

1. S234-159 was a request northeast of the present request to replat 1.605-acre tract of land containing portion of Lot 1, 2 and 3 in City Block 68/3049 and to abandon Fleming Place to create one lot on property bounded by Sixth Street, R.L. Thronton Freeway/Interstate Highway No. 35E, Seventh Street and Jefferson Boulevard. The request was approved on August 8, 2024, but has not been recorded.
2. S234-149 was a request east of the present request to replat a 0.407-acre tract of land containing all of Lots 4, 5 and 6 in City Block 80/3061 to create one lot on property located on Dale Street, east of Jefferson Street. The request was approved on August 8, 2024, but has not been recorded.
3. S212-314 was a request north of the present request to replat a 1.297-acre tract of land containing all of Lots 4 through 9 in City Block 70/3051 to create one lot on property located between Sixth Street and Seventh Street, west of Ewing Avenue. The request was approved on September 15, 2022, and was recorded on October 10, 2025.
4. S212-225 was a request north of the present request to replat a 1.4205-acre tract of land containing all of Lots 1A, 1B, 2, and 3 in City Block 62/3043 to create one lot on property between Fifth Street and Sixth Street, east of Ewing Avenue. The request was approved on June 16, 2022, and was recorded on May 19, 2025.
5. S201-708 was a request north of the present request to replat a 0.8781-acre tract of land containing all of Lots 5 and 6 in City Block 62/3402 to create one lot on property located on Sixth Street at Ewing Avenue, northwest corner. The request was approved on August 19, 2021, and was recorded on May 22, 2023.

STAFF RECOMMENDATION: The request complies with the requirements of PD 468 (Subdistrict D-TR3, WMU-5); 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/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 Conditions:

15. Dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Seventh Street and Ewing Avenue. Section 51A 8.602(d)(1).
16. Dedicate a minimum 8-foot by 8-foot corner clip (via fee simple or street easement) at Eighth Street and Ewing Avenue. 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. Dedicate 15-foot by 15-foot alley sight easement at Seventh Street & Alley. Section 51A 8.602(e).
19. Dedicate 15-foot by 15-foot alley sight easement at Eighth Street & Alley. Section 51A 8.602(e).

Traffic Conditions:

20. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
21. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.

Survey (SPRG) Conditions:

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. Show recording information on all existing easements within 150 feet of property.
24. Show all additions or tracts of land within 150 feet of property with recording information.
25. Need new/different plat name.
26. Clarify Instrument Number 202500214720, Official Public Records, Dallas County, Texas.

Dallas Water Utilities Conditions:

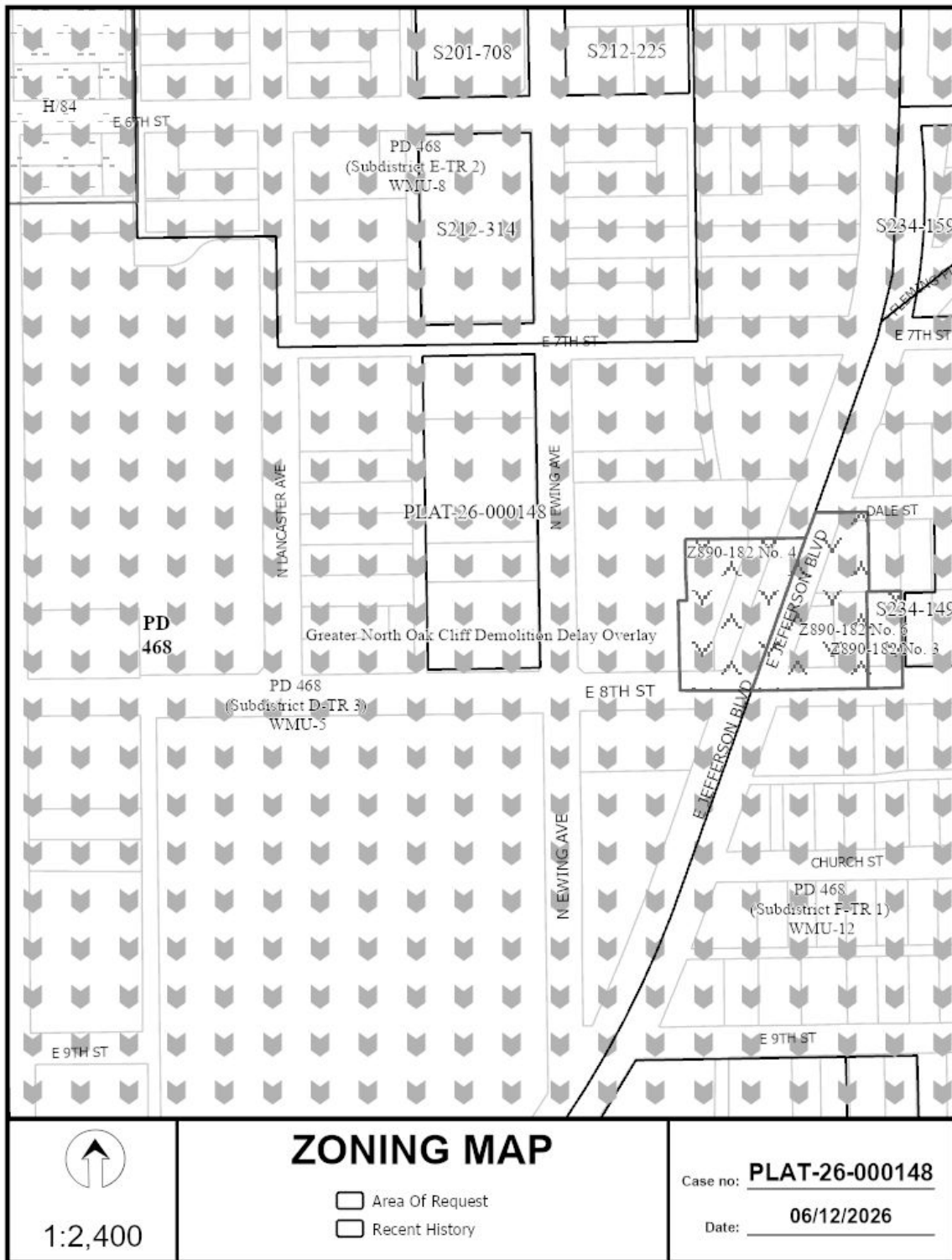
27. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

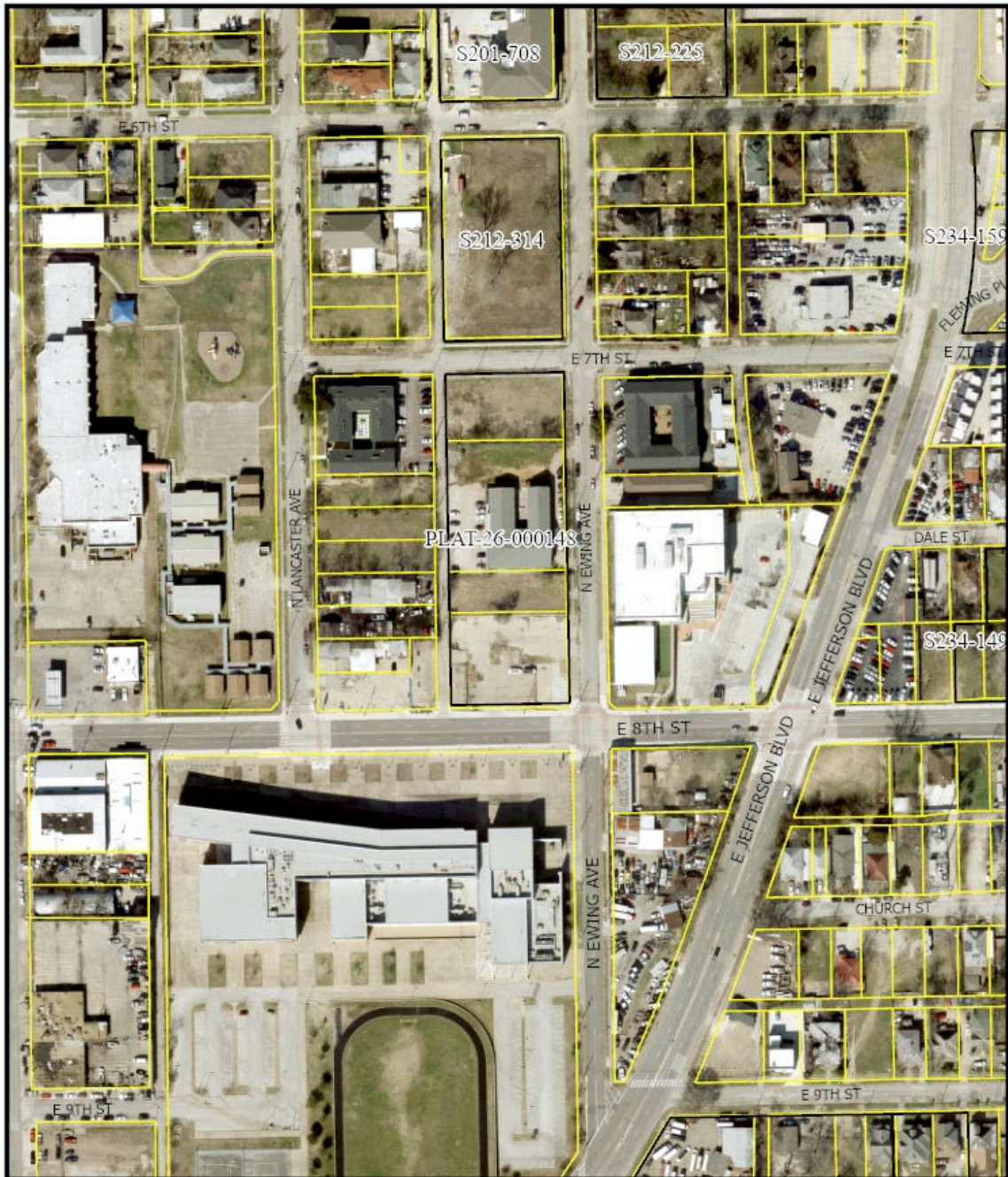
plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

28. Water and 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.
29. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.

Street Name Coordinator, GIS, Lot & Block Conditions:

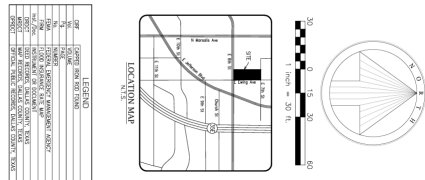
30. On the final plat, change “E. 8th Street” to “Eighth Street.”
31. On the final plat, change “E. 7th Street” to “Seventh Street.”
32. On the final plat, change “N. Ewing Avenue” to “Ewing Avenue.”
33. On the final plat, identify the property as Lot 6A in City Block 78/3059.





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|  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-26-000148 Date: 06/12/2026 |
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- NOTES:
- The notes and technical details on this plat are a part of the plat and shall be read in conjunction with the plat. The notes and technical details shall be read in conjunction with the plat. The notes and technical details shall be read in conjunction with the plat.
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OWNER AFFIDAVIT
 I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

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PRELIMINARY PLAT
EWING ADDITION
 LOT 1, BLOCK 1
 BEING ALL OF LOTS 6-10, CITY OF DALLAS BLOCK 78/3059
 ORIGINAL TOWN OF OAK CLIFF
 TRINITY BASIN PREPARATORY, INC. TRACT,
 ARHAM & BROS INVESTMENTS, LLC TRACT
 IN THE CITY OF DALLAS DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. PLAT 26-00148
 ENGINEER NO. _____
 SHEET 1 OF 2

