

CITY PLAN COMMISSION**THURSDAY, January 15, 2026****FILE NUMBER:** PLAT-25-000176**SENIOR PLANNER:** Hema Sharma**LOCATION:** Marsalis Avenue at Comal Street, northeast corner**DATE FILED:** December 18, 2025**ZONING:** PD 468 (Subdistrict D, WMU-8)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20468.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.2755-acres**APPLICANT/OWNER:** MASA Design-Build, LLC

REQUEST: An application 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.

SUBDIVISION HISTORY:

1. Plat-25-000167 was a request northeast of the present request 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. The request is scheduled for City Plan Commission hearing on January 15, 2026.
2. 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.
3. 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 (Subdistrict D, 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/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 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 Street & Marsalis Avenue. *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)*

Survey (SPRG) Conditions:

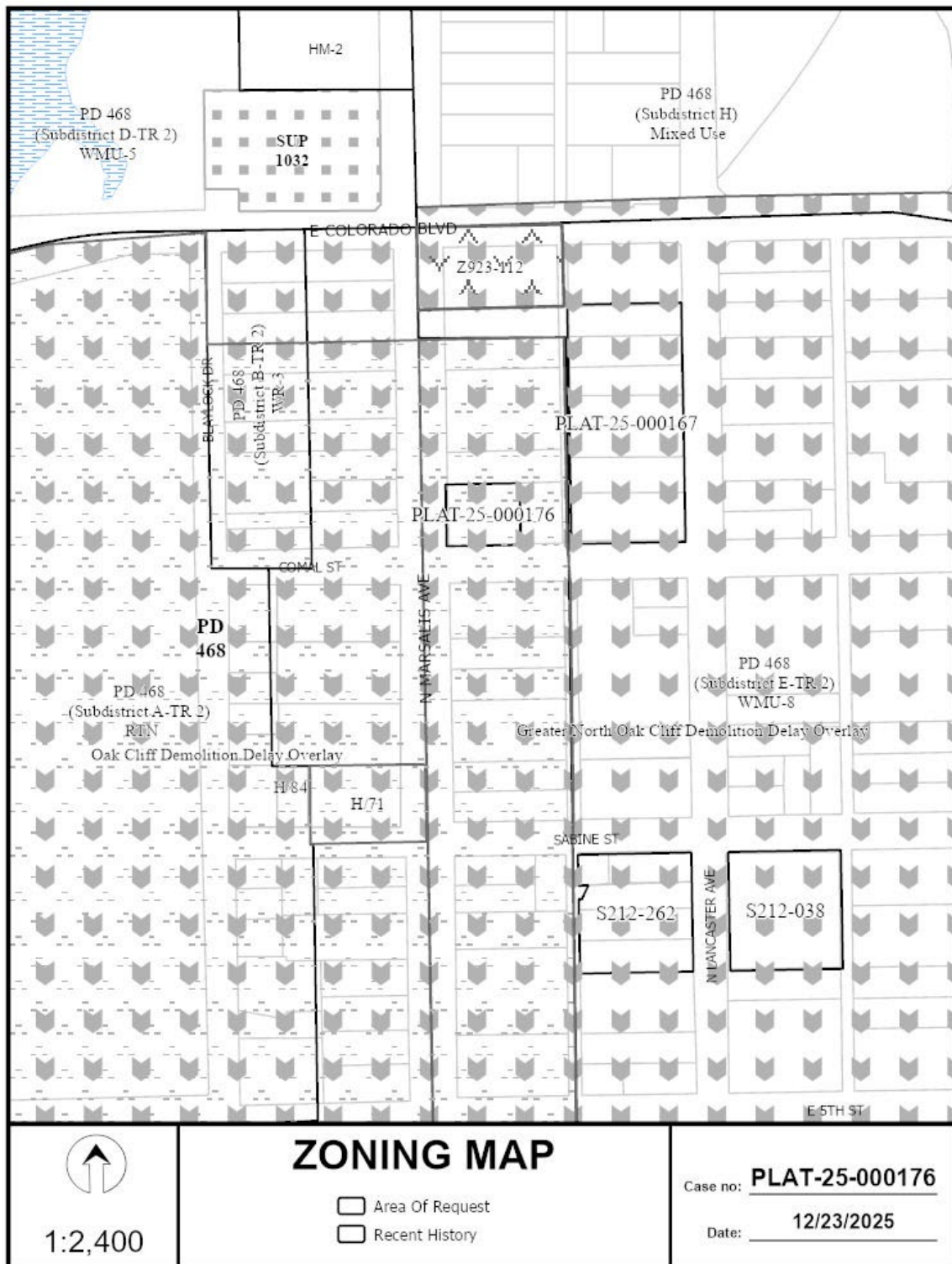
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. Plat's name cannot start with a number.

Dallas Water Utilities Conditions:

22. 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.
23. 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.
24. Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Light/ Arborist/ Street Name/ 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.silva1@dallas.gov to determine street lighting requirements.
26. Prior to final plat, tree survey provided. Arborist added text to clarify species of oak. Revise tree survey to show correct species for building permit submittal.
27. On the final plat, change "N. Marsalis Ave" (left side) to "Marsalis Avenue". Section 51A-8.403(a)(1)(A)(xii).
28. On the final plat, change "N. Marsalis Ave" to "Lancaster Avenue". Section 51A-8.403(a)(1)(A)(xii).
29. On the final plat, identify the property as Lot 1 in City Block 38/3019.





2. Coordinates system: *North* or *East* (State Plane Coordinate System, North Central, North American Datum of 1983) or *North* (Geographic, North American Datum of 1983).
3. The purpose of the *Plan* is to create a *3d* for development.
4. Let to *Set* approval will not be allowed without City of Dallas Planning & Zoning Engineering Section approval 5194-6716
5. No existing structures will remain on the *Site*.

COUNTY OF DADE

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THAT MASA DOES
about this effort.

CONSIDER THE FOLLOWING examples as to how the *Journal of Clinical Gerontology* and its reviewers will evaluate your manuscript. The following examples are taken from the actual review process of the *Journal of Clinical Gerontology* and are written by reviewers who are members of the editorial board. The reviewers have been asked to provide comments on the manuscript that are helpful and constructive. The reviewers are not asked to provide a final decision on the manuscript. The final decision is made by the editorial board. The reviewers are asked to provide comments on the manuscript that are helpful and constructive. The reviewers are not asked to provide a final decision on the manuscript. The final decision is made by the editorial board.

The plot approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Dubai.

WITNESS, my hand at Dubai, UAE, this ____ day of _____, 2025.

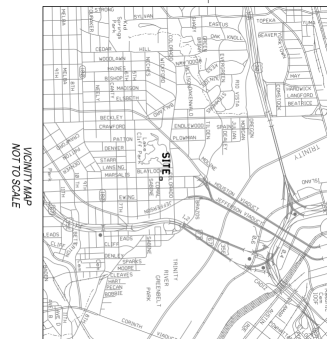
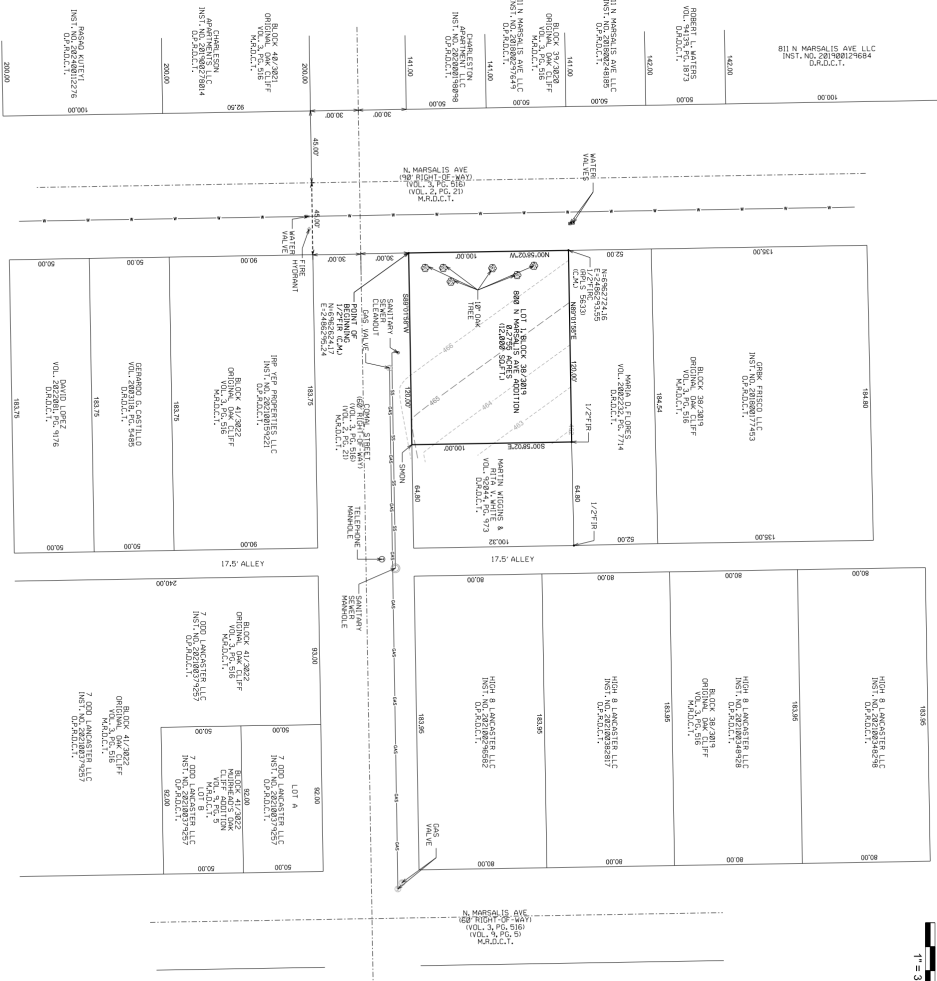
MAJDA DESIGN-BUILD LLC _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE the undersigned, a Notary Public in and for the said County and State, this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and under said state that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day _____ 2020.

Notary Public in and for the State of Texas
My commission expires: _____



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT

Dr. C. H. Henshaw
Texas Registered Professional Land Surveyor No. 62037

Drawn this _____ day of _____, 2003.

This document is to be recorded for any
purpose and is not to be returned to any
person.

FOIA b 7 - PRIVACY
This document shall not be released for any purpose and shall not be used or viewed or relied upon as a final survey document.
Release date: 1/10/2025
JOEL C. HOWARD
RPLS No. 6257

BEFORE ME, the undersigned, a Notary this day personally appeared Jodi C. Hoke who is acknowledged to be the person whose name for the purpose herein expressed foregoing certificate is true.

GIVEN UNDER MY HAND AND SEAL

2025.

NOTARY PUBLIC in and for the State of Texas
My commission expires:

RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

of the City Plan Commission of the City of Dallas, State Texas, hereby certify that the attached plat was duly

20 _____ and same was duly approved on
day of _____ A.D. 20 _____

Chalcidius or Vicia Chalcidius

Author: **Chiriac, Texas**

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800 N. MA

0.215
(12.00)

ELIZABETH ROY
ABSTRACT

DALLAS CITY PLAN FIRE ENGINEERING

GEO NAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., SUITE 110, CARROLLTON, TEXAS 75006
SCALE 1"=40'
IDBL FIRM NO. 10196680
DATED: NOVEMBER 09, 2023 DRAWN BY: INAPR

**LOT 1, BLOCK 38/019
800 N. MARSALES AVE
ADDITON
0.2755 ACRES
(12,000 SQ. FT.)
CITY BLOCK 38/019
SITUATED IN THE
ELIZABETH ROBERTSON SURETY,
ABSTRACT NO. 1211
CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY PLAT FINE NO. PLAT-26-000176**