

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/marking/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:

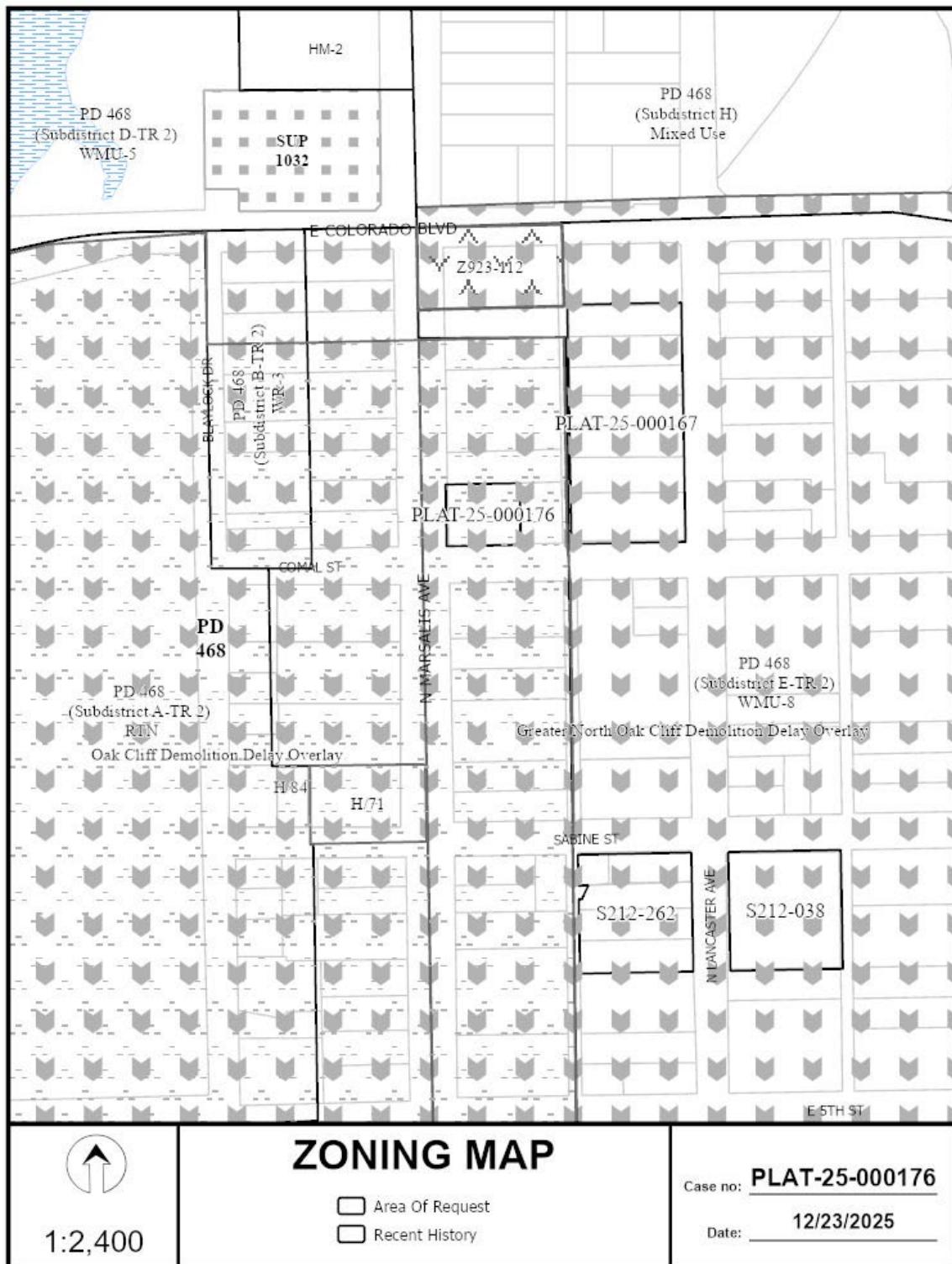
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
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.





 1:2,400	AERIAL MAP <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History	Case no: PLAT-25-000176 Date: 12/23/2025
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SUPERVISOR:
1.44 Survey drawings are based on 2D points of the Site Reference Coordinates system of Texas.
Census Block 10202, North America Datum of 1983.
2. Coordinates are in feet. Texas State Plane Coordinate System, North Central, Nern.
3. The purpose of this plan is to convey to the department
4. All dimensions are in feet.
5. No existing structures are shown on the site.

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