

**CITY PLAN COMMISSION****THURSDAY, APRIL 9, 2026****FILE NUMBER:** PLAT-26-000090**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Sabine Street and Fifth Street, west of Jefferson Boulevard**DATE FILED:** March 13, 2026**ZONING:** PD 468 (WMU-5)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20468.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 2.1999-acres**APPLICANT/OWNER:** Dallas Area Rapid Transit

**REQUEST:** An application to replat a 2.1999-acre tract of land containing portion of Lots 5 through 8 in City Block 53/3034 to create one lot on property located between Sabine Street and Fifth Street, west of Jefferson Boulevard.

**SUBDIVISION HISTORY:**

1. S234-159 was a request south 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. Thornton Freeway/Interstate Highway No. 35E, Seventh Street and Jefferson Boulevard. The request was approved on August 8, 2024, but has not been recorded.
2. S223-245 was a request north 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. S212-314 was a request southwest 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 southwest 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. S212-091 was a request north of the present request to replat a 1.909-acre tract of land containing part of Lot 2, 4, 5, 7, 8, 9, and all of Lots 3 in City Block 34/3015; part of City Block 35/3015; portion of abandoned Raymond Street; and part of an abandoned 15-foot Alley to create one lot on property located on Jefferson Boulevard at Colorado Boulevard, west of R L Thornton Freeway. The request was approved on March 3, 2022, and was recorded on February 7, 2025.

6. S212-038 was a request west 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.
7. S201-708 was a request southwest 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 (WMU-5); 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 45 feet of right-of-way (via fee simple) from the established center line of Jefferson Boulevard. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Sabine Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Sabine Street & Jefferson Boulevard. Section 51A 8.602(d)(1)
18. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Jefferson Boulevard & Fifth Street. Section 51A 8.602(d)(1)
19. 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)*
20. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Sabine Street & the alley. *Section 51A-8.602(e)*
21. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Fifth Street & the alley. *Section 51A-8.602(e)*

**Survey (SPRG) Conditions:**

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show recording information on all existing easements within 150 feet of the property.

24. 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:**

25. 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.

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

26. On the final plat, change “Jefferson Boulevard” to “Jefferson Boulevard (AKA Jefferson Avenue”. Section 51A-8.403(a)(1)(A)(xii).
27. On the final plat, identify the property as Lot 5A in City Block 53/3034.





