

CITY PLAN COMMISSION**THURSDAY, MAY 7, 2026****FILE NUMBER:** PLAT-26-000087**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Eleventh Street at Ewing Avenue, southwest corner**DATE FILED:** April 10, 2026**ZONING:** PD 468 (WMU-12)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20468.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.6284-acres**APPLICANT/OWNER:** BMH Oak Cliff, LLC

REQUEST: An application to replat a 0.6284-acre tract of land containing all of Lot 7 and portion of Lot 8 in City Block 116/3099 to create one lot on property located on Eleventh Street at Ewing Avenue, southwest corner.

SUBDIVISION HISTORY:

1. S212-127 was a request north of the present replat a 3.265-acre tract of land containing all of Lots 1 through 6, and part of Lots 7 and 17 in City Block 99/3082, and a portion of a 15-foot abandoned alley to create two lots and to dedicate a right-of-way on property located between 9th Street and 10th Street, east of Ewing Avenue. Revised plat S212-127R was submitted and approved on June 2, 2022 at the same location but has not been recorded.
2. S201-520 was a request north of the present request to replat a 0.838-acre tract of land containing all of Lots 23 and 24 in City Block 104/3087 to create one lot on property located on Eleventh Street at Ewing Avenue, northwest corner. The request was approved on November 19, 2020 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 468 (WMU-12); 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 Eleventh Street & Ewing 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)*
17. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Eleventh Street & 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, add/show Lien Holders Subordination Agreement.
20. On the final plat, chose a new or different plat name.

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 and 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.

Real Estate/ GIS, Lot & Block Conditions:

23. Prior to the final plat, please contact Real Estate regarding Gate encroachment in right-of-way on Eleventh Street.
24. On the final plat, identify the property as Lot 8A in City Block 116/3099.

