

CITY PLAN COMMISSION**THURSDAY, MAY 7, 2026****FILE NUMBER:** PLAT-26-000093**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Hull Avenue, south of Linfield Road**DATE FILED:** April 10, 2026**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.5308-acres**APPLICANT/OWNER:** AAAA Plus Surveyors, LLC

REQUEST: An application to replat a 0.5308-acre (23,123-square foot) tract of land containing part of Lot 1 in City Block 7638 to create three 0.1769-acre (7,708-square foot) lots on property located on Hull Avenue, south of Linfield Road.

SUBDIVISION HISTORY:

1. S245-037 was a request southeast of the present request to replat a 4.615-acre tract of land containing part of Lot 3 in City Block 7640 to create 30 residential lots with lots ranging in size from 5,375 square feet to 6,306 square feet on property located on Hull Avenue, north of Stokes Street. The request was approved on December 5, 2024, but has not been recorded
2. S234-015 was a request southeast of the present request to replat a 4.615-acre tract of land containing part of Lot 3 in City Block 7640 to create 30 lots ranging in size from 5,375 square feet to 6,306 square feet on property located on Hull Street, north of Stokes Street. The request was withdrawn on December 4, 2023
3. S223-166 was a request southeast of the present request to replat a 4.615-acre tract of land containing part of Lot 3 in City Block 7640 to create 30 lots ranging in size from 5,375 square feet to 6,306 square feet on property located on Hull Avenue, north of Stokes Street. The request was denied by City Plan Commission on July 6, 2023.
4. S212-267 was a request southeast of the present request to replat an 11.370-acre tract of land containing all of Lot 3 in City Block 7640 to create a 74-lot residential subdivision with lots ranging in size from 5,049 square feet to 6,561 square feet on property located on Hull Street, north of Stokes Street. The request was withdrawn on July 15, 2022.

PROPERTY OWNER NOTIFICATION: On April 20, 2026, 13 notices were sent to property owners within 200 feet of the proposed plat boundary.

STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

The request lies in R-5(A) which has a minimum lot requirement of 5,000 square feet. The request is to create three 0.1769-acre (7,708-square foot) lots.

Staff find that there is not an established lot pattern within the immediate vicinity of the request (refer to the existing area analysis map and aerial map) and the request complies with the requirements of Section 51A-8.503 and R-5(A) Single Family District; 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 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 3.

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:

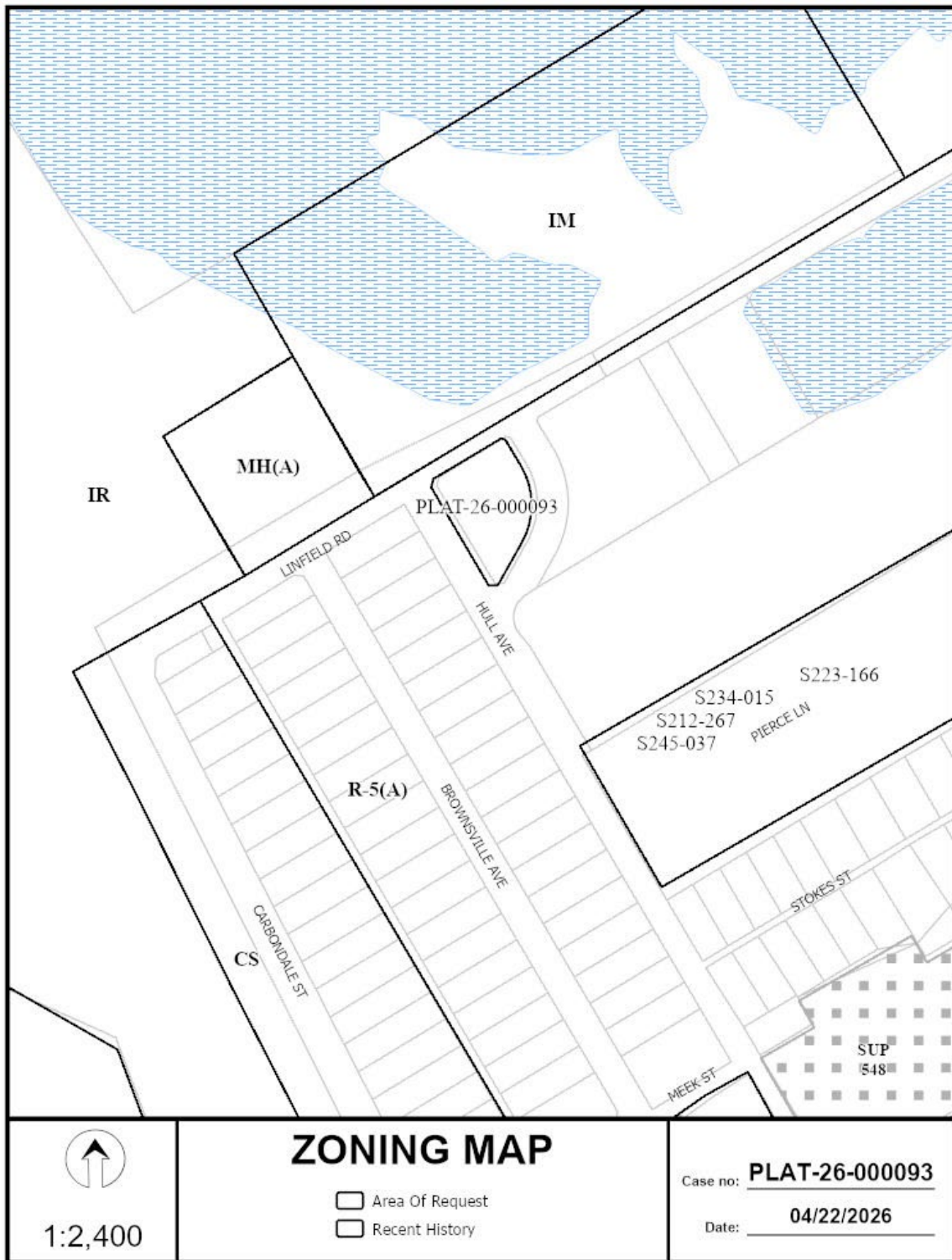
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Linfield Road. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Pete Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Hull Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Linfield Road & Pete Street. Section 51A 8.602(d)(1)
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Pete Street & Hull Avenue. Section 51A 8.602(d)(1)
20. 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:

21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
23. On the final plat, show distances/width across all adjoining right-of-way
24. Clarify Pete Street.

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

25. Prior to final plat, tree survey is requested. The survey must include the species of trees as well.
26. On the final plat, change "Pete Street" to "Linfield-Hull Connector". Section 51A-8.403(a)(1)(A)(xii).
27. On the final plat, identify the property as Lots 1 through 3 in City Block 2/7638.



ALL AREAS ARE IN SQUARE FEET




1:2,400


EXISTING AREA ANALYSIS MAP

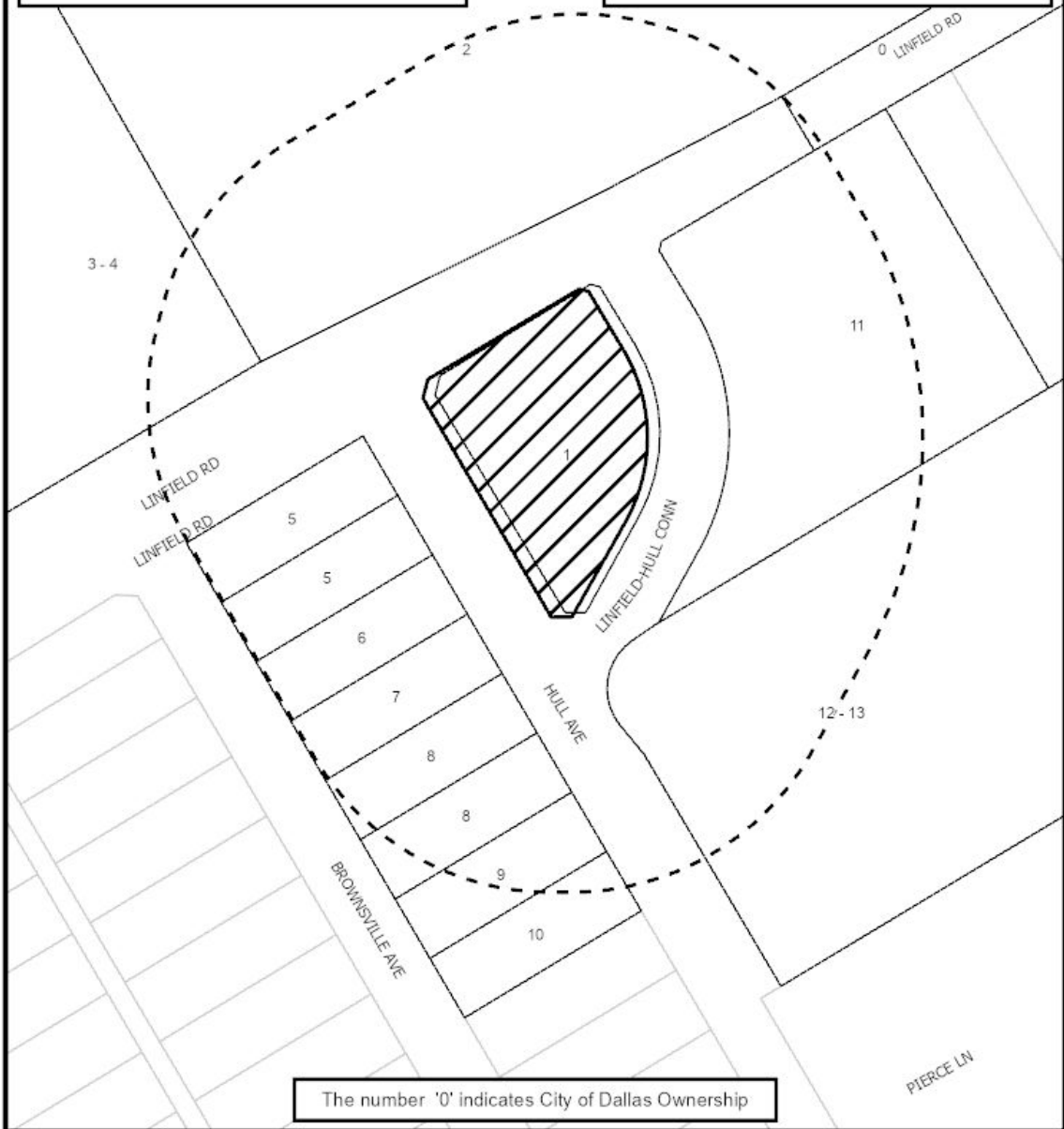
- Area Of Request
- Recent History

Case no: **PLAT-26-000093**

Date: **04/22/2026**

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.

El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no será re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.



 1:1,200	NOTIFICATION	Case no: PLAT-26-000093			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">13</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	13	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
13	NUMBER OF PROPERTY OWNERS NOTIFIED				

04/13/2026

Notification List of Property Owners

PLAT-26-000093

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7704 HULL AVE	HLB ENTERPRISES LLC
2	4525 LINFIELD RD	TAMKO ASPHALT PRODUCTS
3	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
4	9999 NO NAME ST	UNION PACIFIC RR CO
5	4542 LINFIELD RD	7708 BROWNSVILLE LLC
6	7715 HULL AVE	CASTILLO MIRNA
7	7715 HULL AVE	NOLEN RODNEY
8	7720 BROWNSVILLE AVE	DALLAS AREA HABITAT FOR HUMANITY
9	7726 BROWNSVILLE AVE	CRAWFORD FRED LEE
10	7732 BROWNSVILLE AVE	J&K ENTERPRISE CUSTOM HOMES LLC
11	7704 HULL AVE	HLB ENTERPRISES LLC
12	7728 HULL AVE	TERRELL RAYFORD
13	7736 HULL AVE	CRAWFORD JAMES E &

