

CITY PLAN COMMISSION**THURSDAY, AUGUST 7, 2025****RECORD NO.:** PLAT-25-000045 (S245-210) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Ellenwood Drive, southwest of C.F. Hawn Freeway/ U.S. Highway No. 175 (FKA Second Avenue)**DATE FILED:** July 11, 2025**ZONING:** PD 535 (Subdistrict 1, Tract 2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=535>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 1.17-acres**APPLICANT/OWNER:** Sal's Auto Sales and Parts, LLC**REQUEST:** An application to create one 1.17-acre lot from a tract of land in City Block 8777 on property located on Ellenwood Drive, southwest of C.F. Hawn Freeway/ U.S. Highway No. 175 (FKA Second Avenue).**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.**STAFF RECOMMENDATION:** The request complies with the requirements of PD 535 (Subdistrict 1, Tract 2); 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 submitting 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/marketing/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. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 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 Ellenwood Street and unimproved road. Section 51A 8.602(d)(1)
16. On the final plat, dedicate 28 feet of right-of-way (via Fee Simple or Street Easement) from established center line of the unimproved road. Section 51A 8.602(c); 51A 8.604(c).
17. 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)*
18. TXDOT approval may be required for any driveway modifications or new access.
19. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*
20. Clarify unimproved road Status.

Survey (SPRG) Conditions:

21. Submit a completed Final Plat Checklist and All Supporting Documentation.

22. Show how all adjoining right-of-way was created.
23. Show distances/width across all adjoining right-of-way.
24. Show recording information on all existing easements within 150' of property.
25. Show all additions or tracts of land within 150' of property with recording information.

Dallas Water Utilities Conditions:

26. 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.

Streetlight/ Real Estate/ Street Name Coordinator/ GIS, Lot & Block Conditions:

27. Submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the initial phase of review. Additional street lighting installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section 6. Photometric analysis may be required to support the submitted street lighting plan.
28. Remove the fence encroachment shown on the “Unimproved Road” on the plat and provide written confirmation and pictures showing the fence encroachment removal.
29. On the final plat, change “C.F. Hawn Freeway” to “C.F. Hawn Freeway/ U.S. Highway No. 175 (FKA Second Avenue)”.
30. On the final plat, identify the property as Lot 1 in City Block 2/8777.





