

CITY PLAN COMMISSION**THURSDAY, JULY 23, 2026****FILE NUMBER:** PLAT-26-000161**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Maple Avenue and Denton Drive, north of Manor way**DATE FILED:** June 26, 2026**ZONING:** PD 917**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=917>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 16.786-acres**APPLICANT/OWNER:** Spectrum Properties Ltd

REQUEST: An application to replat a 16.786-acre tract of land containing all of Lots 7 through 12 in City Block 2/2451, all of Lots 1 through 18 in City Block 4723, all of Lot 12A in City Block 2/2451, a portion of City Blocks 5722 and 4723, and an abandoned portion of right-of-way to create one lot on property located between Maple Avenue and Denton Drive, north of Manor way.

SUBDIVISION HISTORY:

1. S245-067 was a request northwest of the present request to replat a 3.407-acre tract of land containing all of Lots 3 and 5 and a tract of land in City Block 2570, and to include abandoned portion of right-of-way to create one lot on property located Hawes Avenue at Maple Avenue, southeast corner. The request was approved on January 23, 2025, but has not been recorded.
2. S234-098 was a request southwest of the present request to replat a 40.242-acre tract of land containing all of Lot 11, portion of Lots 5, 6, 12 through 14 in City Block A/5758, portion of Lots 10 and 15 in City Block B/2369, portion of Lot 1 in City Block B1/2368 an abandoned portion of Bomar Avenue and Forest Park Road and proposed to be abandoned Treadway Street; to create one 8.052-acre lot and one 32.200-acre lot on property located on Harry Hines Boulevard at Mockingbird Lane, northeast corner. The request was approved on May 16, 2024, but has not been recorded.
3. S234-026 was a request southwest of the present request to replat a 38.331-acre tract of land containing all of Lot 11, portion of Lots 5, 12 through 14 in City Block A/5758, portion of Lots 10 and 15 in City Block B/2369, portion of Lot 19 in City Block C/5759, an abandoned portion of Bomar Avenue and Forest Park Road and proposed to be abandoned Treadway Street; to create one 6.131-acre lot and one 32.200-acre lot on property located on Harry Hines Boulevard at Mockingbird Lane, northeast corner. The request was approved on December 7, 2023, and had been withdrawn on April 12, 2024.
4. S212-321 was a request southwest of the present request to replat a 30.746-acre tract of land containing part of Lot 1 in City Block B1/2368 and part of Lot 7 in City Block B/2368 to create one 2.531-acre lot and one 28.215-acre lot on property between Maple Avenue and Forest Park Road, southeast of

Mockingbird Lane. The request was approved on September 15, 2022, but has not been recorded.

5. S212-018 was a request northwest of the present request to create a 2.765-acre lot from a tract of land in City Block 2570 on property located on Hawes Avenue, southwest of Denton Drive. The request was approved on November 18, 2021, and was recorded on March 20, 2024.

STAFF RECOMMENDATION: The request complies with the requirements of PD 917; 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/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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.
16. On the final plat, include a note that the site is within the 65 DNL contour of Love Field airport and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.

Right-of-way Conditions:

17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Egan Avenue and Formerly Denton Drive. Section 51A 8.602(d)(1).
18. DART approval may be required for any driveway modifications or new access.

Floodplain Conditions:

19. Location is in Record Crossing Sump. Water Surface Elevation (WSE) = 470. All Construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit applied for and approved by DWU Floodplain Management Department. A minimum finish-floor elevation for those areas will have to be established during the process.

Survey (SPRG) Conditions:

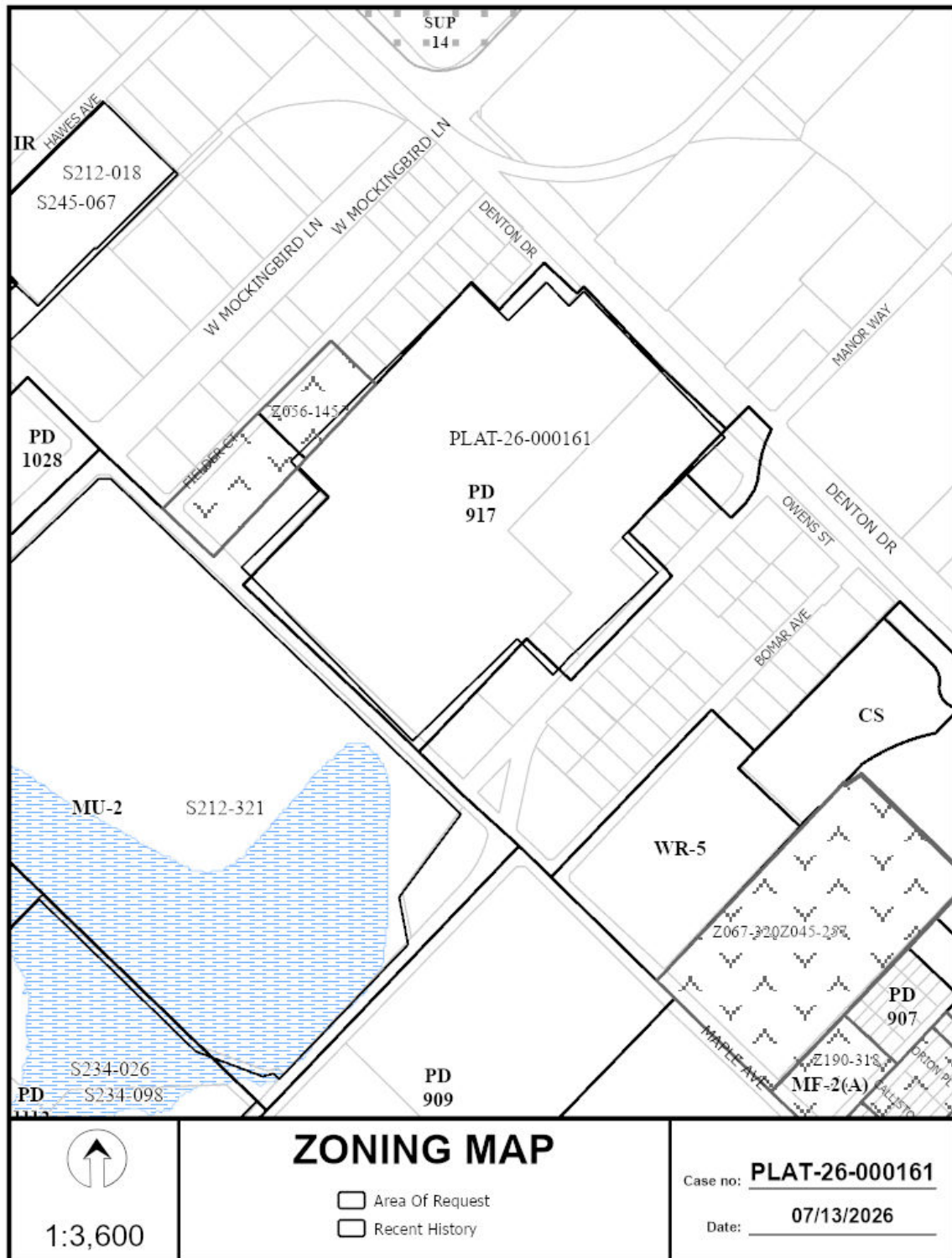
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. Access easement(s) must be recorded by separate instrument(s).
22. Show recording information on all existing easements within 150' of property.
23. All utility easement abandonments must be shown with recording information.
24. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.
25. Show all additions or tracts of land within 150' of property with recording information.

Dallas Water Utilities Conditions:

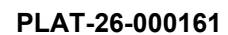
26. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. Water and wastewater main improvement may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
28. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. Notice: Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Real Estate/ GIS, Lot & Block Conditions:

29. Show Egan Avenue abandonment on the plat as follows: Abandonment authorized by Ordinance No. 9359, recorded as Vol., Pg. Nos. (Cert. ORD No. _____, QCD No.)_____. Utility easements retained.
30. On the final plat, identify the property as Lot 7A in City Block 2/2451.







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