

CITY PLAN COMMISSION**THURSDAY, MARCH 23, 2023****FILE NUMBER:** S223-102**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Hodge Street, south on C. F. Hawn Freeway / Interstate Highway No. 175**DATE FILED:** February 24, 2023**ZONING:** PD 595 R-5(A)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 0.21-acres**MAPSCO:** 56G**APPLICANT/OWNER:** Nabad Properties, LLC

REQUEST: An application to replat a 0.21-acre (9,290 square feet) tract of land containing all of Lots 1 through 4 in City Block 4/2541 to create one lot on property located on Hodge Street, south on C F Hawn Freeway / Interstate Highway 175.

SUBDIVISION HISTORY:

1. S223-086 is a request southwest of the present request to replat a 0.617-acre tract of land containing all of Lot 79A in City Block 2251 to create four lots ranging in size from 6,002 square foot to 8,831 square foot on property located on Colonial Avenue, southeast of Faye Street. The request is scheduled for public hearing on March 23, 2023
2. S201-661 was a request south of the present request to replat a 0.115-acre tract of land containing all of Lots 14 and 15 in City Block 11/2553 to create one lot on property located on Bethurum Avenue, south of Welch Avenue. The request was approved on May 20, 2021 but has not been recorded.

PROPERTY OWNER NOTIFICATION: On March 3, 2023, 30 notices were sent to property owners within 200 feet of the proposed plat.

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 properties to the west and south of the request have no established lot pattern with lot areas ranging in size from 2,500 square feet to 5,000 square feet and lot widths ranging in size from 25 feet to 76 feet are zoned PD 595 R-5(A). *(Please refer to the existing area analysis and aerial map)*
- The existing lots have lot areas ranging from 1,813 square feet to 2,499 square feet and are nonconforming due to the required lot area of minimum 5,000 square feet.

Staff concludes that there is not an established lot pattern in the immediate area of request and the request complies with the requirements of Section 51A-8.503 and the

PD 595 R-5(A); 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/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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Hodge Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
16. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
17. 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
18. Comply with PD 595 (R-5(A)) *City Code- per PD*
19. If the location is within PD 468, Pd 595, PD 887 then must comply with Form District Article XIII set forth by City Code 51A-13.

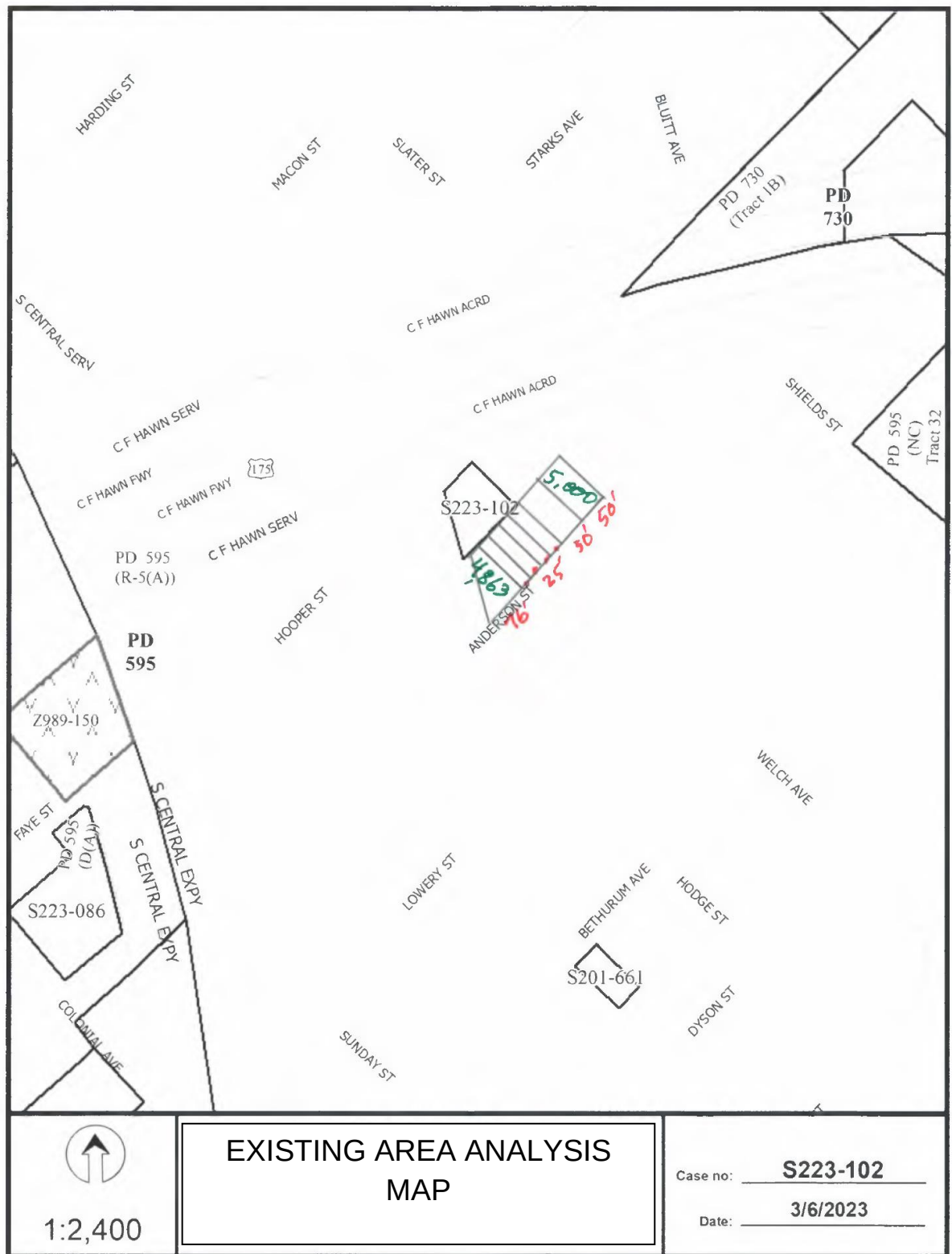
Survey (SPRG) Conditions:

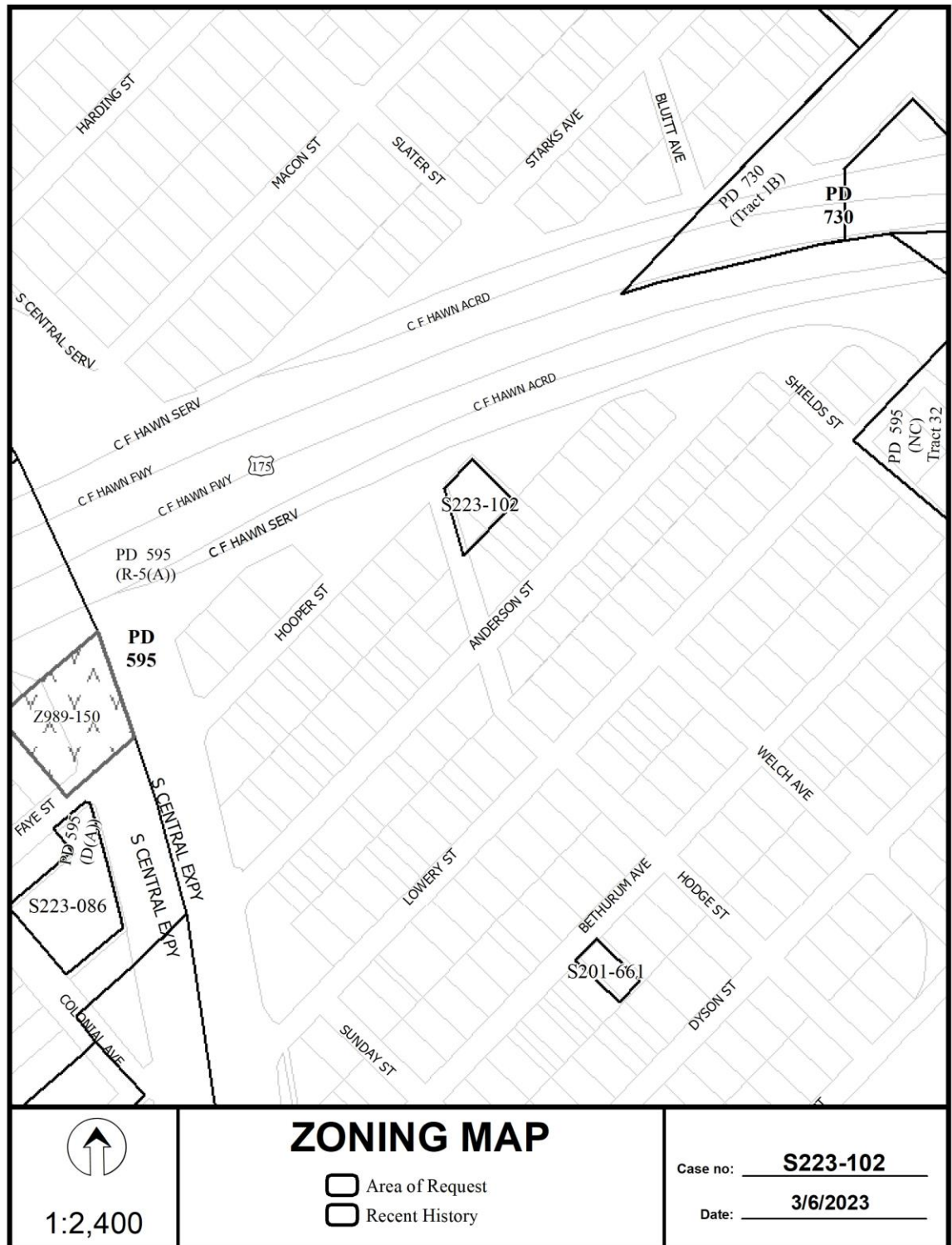
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
24. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.

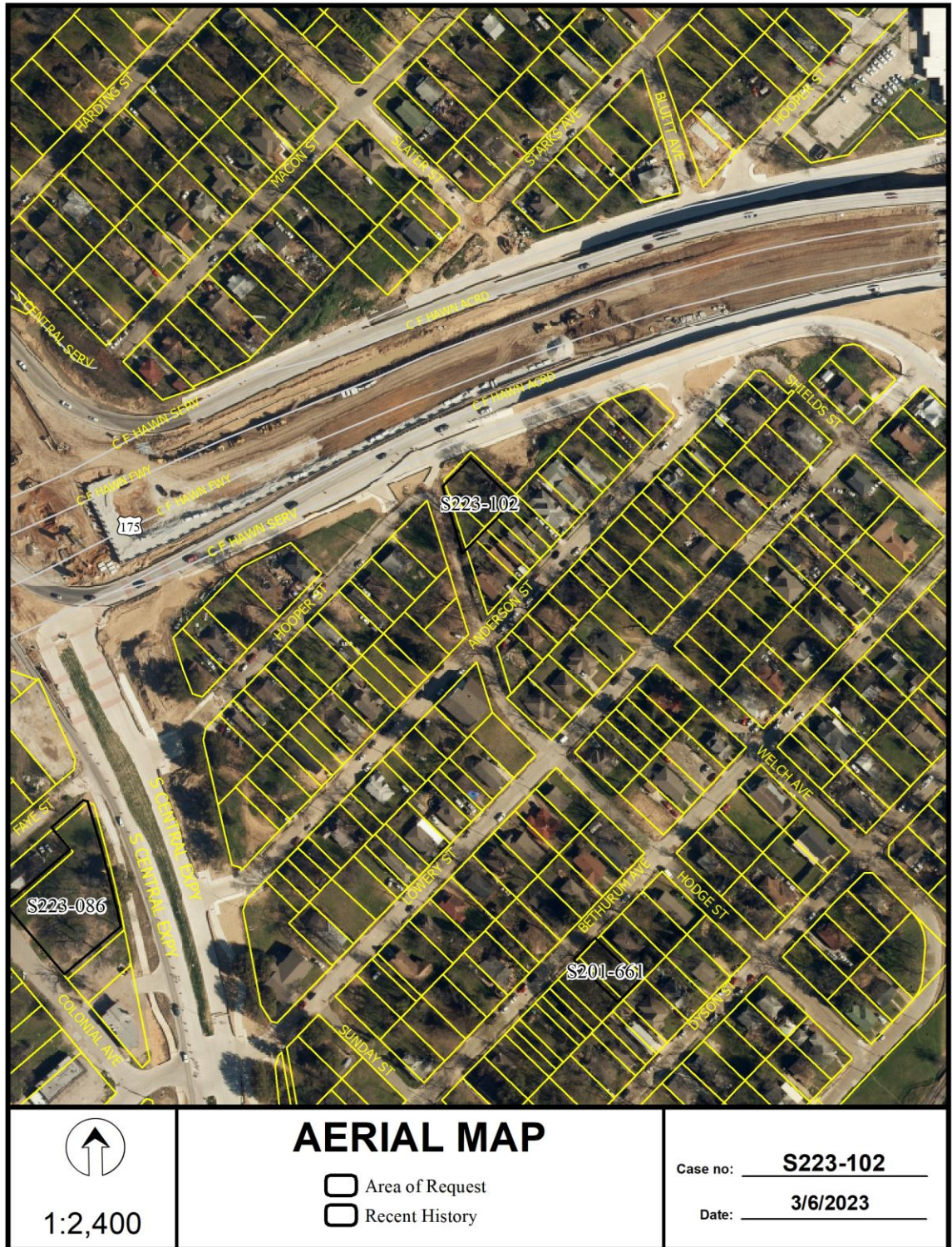
Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

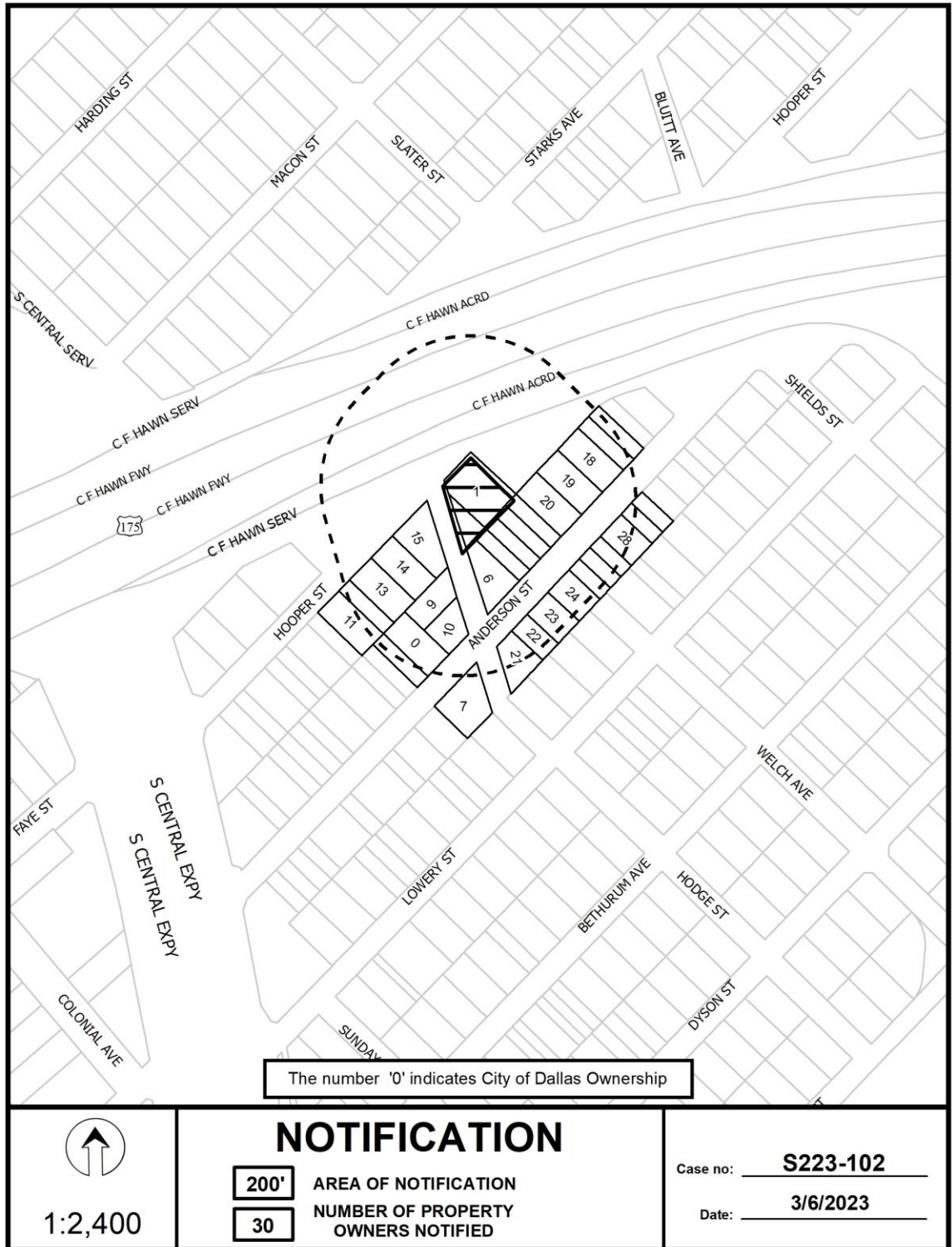
25. On the final plat, change "C.F. Hawn Freeway" to "C.F. Hawn Freeway / U.S. Highway No. 175". Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat, change "Hooper Street" to "Hooper Street (A.K.A. Hooper Avenue)". Section 51A-8.403(a)(1)(A)(xii).
27. On the final plat, change "Anderson Street" to "Anderson Street (A.K.A. Anderson Avenue)". Section 51A-8.403(a)(1)(A)(xii).
28. On the final plat, change "Hodge Street" to "Hodge Street (F.K.A. Hamilton Avenue)". Section 51A-8.403(a)(1)(A)(xii).

29. On the final plat, identify the property as Lot 1A in City Block 4/2541. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









Notification List of Property Owners

S223-102

30 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5400 HODGE ST	NABAD PROPERTIES LLC
2	2313 ANDERSON ST	BREAUX JOHNNY
3	2311 ANDERSON ST	GARZA MARIA ISABEL &
4	2309 ANDERSON ST	MATURINO JORGE
5	2309 ANDERSON ST	MEDINA ALFREDO A &
6	2307 ANDERSON ST	ALEMAN SONIA
7	2246 ANDERSON ST	MOSLEY CHAPEL CME CHURCH
8	2243 ANDERSON ST	HALL ALEXIS B
9	5411 HODGE ST	WASHAM ROSIE LEE
10	2251 ANDERSON ST	ARNOLD ROOSEVELT
11	2230 HOOPER ST	JORDAN HARRY &
12	2234 HOOPER ST	Taxpayer at
13	2238 HOOPER ST	LEWIS ESTER MARIE
14	2242 HOOPER ST	JONES VERLINE C
15	2246 HOOPER ST	MIDWEST CAP LLC
16	2411 ANDERSON ST	CASTRO AMANDA
17	2409 ANDERSON ST	HODGE GENEVA V
18	2407 ANDERSON ST	Taxpayer at
19	2403 ANDERSON ST	GARZA BALTAZAR ALEMAN
20	2317 ANDERSON ST	FLORES ROBERTO
21	2302 ANDERSON ST	BLACKMON WALTER LEE
22	2304 ANDERSON ST	GARZA BLANCA
23	2308 ANDERSON ST	PATTERSON GLORIA JEAN
24	2312 ANDERSON ST	ARNOLD BRIDGETTE EILEEN
25	2314 ANDERSON ST	FLEMING CHARLES EDWARD &
26	2316 ANDERSON ST	REYES PEDRO

03/02/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2318 ANDERSON ST	CASTILLA BRICELDA
28	2402 ANDERSON ST	WILLIAMS MICHAEL W
29	2406 ANDERSON ST	SPARKS CLIFFORD
30	2406 ANDERSON ST	SPARKS CLIFFORD JR

