

CITY PLAN COMMISSION**THURSDAY, JUNE 25, 2026****FILE NUMBER:** PLAT-26-000138**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Park Avenue at Hickory Street, southwest corner**DATE FILED:** May 28, 2026**ZONING:** PD 317 (Subdistrict 1, Tract 1)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=317>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.3306-acres**APPLICANT/OWNER:** Hickory Park Urban Village, LLC

REQUEST: An application to replat a 0.3306-acre tract of land containing part of Lots 4 and 5, and all of Lots 6 in City Block D/456 to create 7-lot shared access development ranging in size from 1,443 square feet to 1,882 square feet and one common area on property located on Park Avenue at Hickory Street, southwest corner.

SUBDIVISION HISTORY:

1. S223-215 was a request south of the present request to replat a 0.927-acre tract of land containing part of Lots 14 through 18 in City Block 918 to create one lot on property located on Ervay Street, southeast of Lear Street. The request was approved on August 17, 2023, but has not been recorded.
2. S223-214 was a request to replat a 0.610-acre tract of land containing part of Lots 1 through 3 in City Block 918 to create one lot on property located on Ervay Street, northwest of Corinth Street. The was approved on August 17, 2023, but has not been recorded.
3. S223-144 was a request south of the request to replat a 2.915-acre tract of land containing all of Lots 1 through 9 in City Block A/452, and a part of City Block A/752 to create one lot on property located on Ervay Street at Beaumont Street, northwest corner. The request was approved on June 1, 2023, but has not been recorded.
4. S212-277 was a request south of the present request to replat a 0.4493-acre tract of land containing all of Lots 1 and 2 in City Block 2/917 and part of Lot 2 in City Block 3/917 to create one lot on property located on Lear Street, south of Park Avenue. The request was approved on August 4, 2022, but has not been recorded.
5. S212-051 was a request east of the present request to replat a 0.3131-acre tract of land containing all of Lots 15 and 16 in City Block B/458 to create one lot on property located on Harwood Street, west of Corinth Street. The request was approved on January 6, 2022, but has not been recorded.
6. S212-050 was a request east of the present request to replat a 0.2779-acre tract of land containing part of Lot 1 and all of Lot 2 in City Block 4/925 to create one lot on property located on Corinth Street at Harwood Street, east corner. The request was approved on January 6, 2022, but has not been recorded.

7. S201-729 was a request at the same location as the present request to replat a 0.3306-acre tract of land containing part of Lots 4 and 5, and all of Lot 6 in City Block D/456 to create one lot on property located on Park Avenue at Hickory Street, west corner. The request was approved was withdrawn.
8. S201-567 was a request north of the present request to replat a 0.270-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block B/916 to create 7 lots ranging in size from 1,385 square feet to 2,142 square feet on property located on Park Avenue at Beaumont Street, south corner. The request was approved on February 18, 2021, and was recorded on March 13, 2024.

STAFF RECOMMENDATION: The request complies with the requirements of PD 317 (Subdistrict 1, Tract 1); 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 7 and 1 common area.

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 Conditions:

15. Dedicate 28 feet of right-of-way (via fee simple or street easement) from established the established centerline of Hickory Street. Section 51A 8.602(c); 51A 8.604(c)
16. Dedicate 28 feet of right-of-way (via fee simple or street easement) from established the established centerline of Park Avenue. Section 51A 8.602(c); 51A 8.604(c)
17. Dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Hickory Street and Park Avenue. Section 51A-8.602(d)(1).

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. Show recording information on all existing easements within 150 feet of property.
20. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.
21. Show all additions or tracts of land within 150' of property with recording information.
22. Need new/different plat name.
23. Locate corner clip correctly.
24. Dedicate street easement in fee simple.
25. Clarify Instrument Numbers 202000225982, 202100051449, and 202400047659, Official Public Records, Dallas County, Texas.

26. Offset shared access area easement three feet from adjoining private property.

Dallas Water Utilities Conditions:

27. 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.
28. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. Must comply with DWU Design Standards for all Water and Wastewater construction in Shared Access Development.

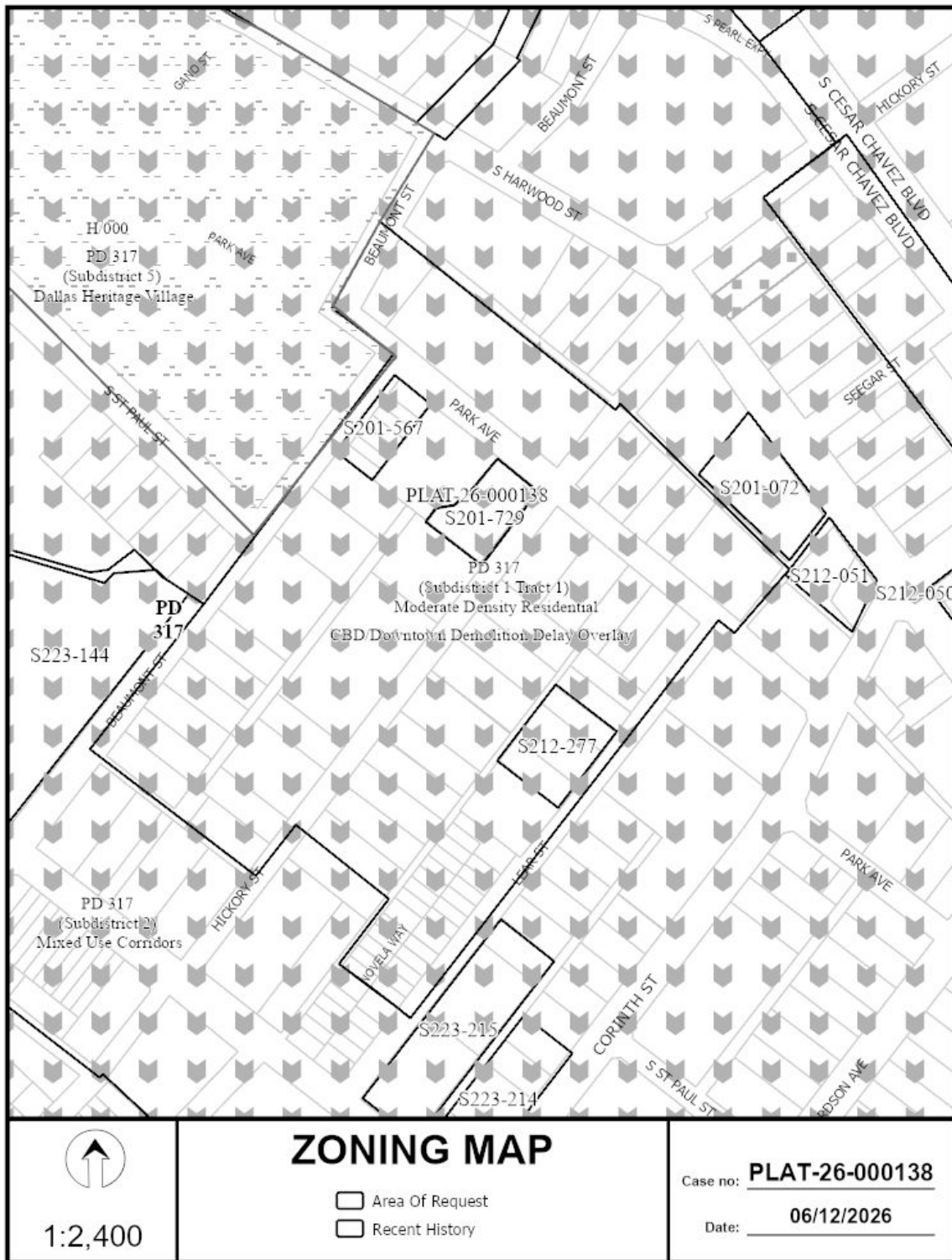
Shared Access Conditions:

30. Provide additional shared access area easement, up to 26 feet, for compliance with the Dallas Fire Code when building height is 30 feet or greater.
31. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
32. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)
33. Prior to the final plat submittal, the Shared Access Area Development must meet all the requirements of Section 51A-4.411. Section 51A-4.411(c)
34. The recording information of the “Shared Access Area Agreement” must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
35. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
36. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)

37. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
38. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
39. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
40. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
41. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

Street Name Coordinator, GIS, Lot & Block Conditions:

42. Contact Addressing Team for appropriate name for the proposed right-of-way.
43. On the final plat, identify the property as Lots 5A, 6A, 6B, 6C, 6D, 6E, 6F and Common Area "A" in City Block D/456.





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History 	Case no: PLAT-26-000138 Date: 06/12/2026
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OWNER'S CERTIFICATE AND DEDICATION

State of Texas § 8

County of Dallas § 8

Whereas Historic Park, Union Village, LLC own the eastern of a certain 0.2036 acre tract of land situated in the town of...

OWNERS ACKNOWLEDGEMENT

I, the undersigned, being the person or persons in whose presence the herein above described property...

Signature of Owner _____ Date of _____ 2026
Signature of Applicant _____ Date of _____ 2026

Signature of Owner _____
Signature of Applicant _____
Signature of Applicant _____

City of Dallas § 8
City of Dallas Planning and Zoning Commission
Date of Text Approval

Shared Access Area Easement Statement

This plat is approved by the Civil Engineer of the Department of Sustainable Development and...

SURVEYOR'S CERTIFICATION

I KNOW ALL MEN BY THESE PRESENTS, that I have examined the foregoing plat and find that...

CITY OF DALLAS § 8

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas...

PLACEMENT OF RECORDING LABEL HERE
CERTIFICATE OF APPROVAL
I, the undersigned, being the person or persons in whose presence the herein above described property...

PRELIMINARY PLAT
SHARED ACCESS DEVELOPMENT
ADDITION
COMMON AREA BLOCK D/456
BLOCK D OF GUILDS PARK AVE. ADDITION AS PUBLISHED RECORDS DALLAS COUNTY, TEXAS